

Next scheduled Committee Meeting will be held in the Council Chambers, 201 Spring Street, Springdale, Arkansas

- The next Committee meeting - Tuesday, January 21, 2020
 - Committee agendas will be available on Friday, January 17, 2020.

SPRINGDALE CITY COUNCIL
REGULAR MEETING
TUESDAY, January 14th, 2020

- 5:55 p.m. Pre Meeting Activities
- Pledge of Allegiance
Invocation – Mike Overton
- 6:00 p.m. **OFFICIAL AGENDA**
1. *Large Print* agendas are available.
 2. Call to Order – Mayor Doug Sprouse
 3. Roll Call – Denise Pearce, City Clerk
Recognition of a Quorum.
 4. Comments from Citizens
The Council will hear brief comments from citizens during this period on issues not on the Agenda. No action will be taken tonight. All comments will be taken under advisement.
 5. Approval of Minutes – December 10th, 2019 **Pgs. 3 - 21**
 6. Procedural Motions
 - A. Entertain Motion to read all Ordinances and Resolutions by title only.
 - B. Entertain Motion to dispense with the rule requiring that ordinances be fully and distinctly read on three (3) different days for ordinances listed on this agenda as *item numbers 9, 10, 11 & 13 Motion must be approved by two-thirds (2/3) of the council members*).
 7. **A Resolution** making appointments to the Springdale Library Board. Resolution presented by Marcia Ransom, Library Director. **Pgs. 22 - 24**
 8. **A Resolution** making appointments to the Shiloh Museum Board of Trustees for the City of Springdale. **Pg. 25**
 9. Planning Commission Recommendation by Patsy Christie, Director of Planning and Community Development:
An Ordinance accepting the replat of Tract 3 of the Replat of Lots 1-8 R. L. Hayes Subdivision to the City of Springdale, Arkansas and declaring an emergency. Ordinance presented by Ernest Cate, City Attorney. **Pgs. 26 - 28**
 10. Ordinance Committee by Chairman Mike Overton:
An Ordinance amending Chapter 30 of the Code of Ordinances of the City of Springdale, Arkansas; Declaring an emergency; and for other purposes. (Chapter 30 needs to be amended to add certain rules and regulations of Bluff Cemetery, so that citizens will be made aware of these rules and regulations, and to ensure the upkeep and beauty of Bluff Cemetery.) *Committee forwarded without recommendation.* **Pgs. 29 - 34**
 11. Street and Capital Improvements Committee by Chairman Rick Evans
An Ordinance to waive Competitive Bidding for a Pavement Management Inventory. *Committee forwarded with recommendation for approval.* **Pgs. 35 - 38**
 12. Finance Committee by Chairman Jeff Watson.
 - A. **A Resolution** authorizing payment of an invoice, Project No. 18BPC1 that exceeds \$1,000,000. *Committee forwarded with recommendation for approval.* **Pgs. 39 & 40**

- B. **A Resolution** authorizing the purchase of property located at 305 N. Main Street, Springdale, Washington County, Arkansas. *Committee forwarded with recommendation for approval.* Pgs. 41 - 73
13. **An Ordinance** calling for the simultaneous detachment and annexation of land currently located in Cave Springs, Benton County, Arkansas. Pursuant to AR. Code ANN §14-40-2101. Presented by Ernest Cate, City Attorney. Pgs. 74 - 85
14. Comments from Council Members.
15. Comments from City Attorney.
16. Comments from Mayor.
17. Adjournment.

SPRINGDALE CITY COUNCIL
DECEMBER 10, 2019

The City Council of the City of Springdale met in regular session on Tuesday, December 10, 2019, in the City Council Chambers, City Administration Building. Mayor Doug Sprouse called the meeting to order at 6:00 p.m.

Roll call was answered by:

Doug Sprouse	Mayor
Amelia Williams	Ward 3
Jeff Watson	Ward 3 (Arrived Late)
Mike Overton	Ward 2
Colby Fulfer	Ward 1
Mike Lawson	Ward 4
Rick Evans	Ward 2
Brian Powell	Ward 1
Kathy Jaycox	Ward 4
Ernest Cate	City Attorney
Denise Pearce	City Clerk/Treasurer

Department heads present:

Mike Irwin	Fire Chief
Mike Peters	Police Chief
Wyman Morgan	Director of Financial Services
Patsy Christie	Planning & Comm. Dev. Director
Mike Chamlee	Buildings Director
Ron Findley	Neighborhood Services Director
Chad Wolf	Parks & Recreation Director
Brad Baldwin	Public Works & Eng. Director
Ashley Earhart	Public Relations Director
Mark Gutte	IT Director

AGENDA ITEM ADDED

At the request of Mayor Sprouse, Council Member Jaycox made the motion to add a Resolution to tonight's agenda as item 16A. Council Member Evans made the second.

The vote:

Yes: Overton, Fulfer, Lawson, Evans, Powell, Jaycox, Williams

No: None

YOUTH COUNCIL GRADUATION

Public Relations Director Ashley Earhart recognized 11 high school students that completed the City of Springdale Youth Council Program and presented them their certificates.

THIRD GRADE PRESENTATION BY STUDENTS FROM BERNICE YOUNG ELEMENTARY SCHOOL

Third grade teacher Krissi Powell from Bernice Young Elementary School introduced some of her students that have been studying local city government. They made a short presentation thanking the Mayor and City Council for making the best choices.

FALLEN FAYETTEVILLE POLICE OFFICER RECOGNIZED

Council Member Fulfer recognized Fayetteville Police Officer Stephen Carr who was killed in the line of duty last week.

APPROVAL OF MINUTES

Council Member Jaycox moved the minutes of the November 26, 2019 City Council meeting be approved as presented. Council Member Evans made the second.

There was a voice vote of all ayes and no nays.

ORDINANCES AND RESOLUTIONS READ BY TITLE ONLY

Council Member Evans made the motion to read all Ordinances and Resolutions by title only and to dispense with the rule requiring that ordinances be fully and distinctly read on three (3) different days for all items listed on this agenda. Council Member Jaycox made the second.

The vote:

Yes: Fulfer, Lawson, Evans, Powell, Jaycox, Williams, Overton

No: None

RESOLUTION NO. 123-19 – APPROVING A WAIVER OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS AND SIDEWALKS AS SET FORTH IN ORDINANCE NO. 3725 TO BOB BONDS IN CONNECTION WITH 8332 E. WAGON WHEEL ROAD, A SINGLE FAMILY DWELLING

Planning Director Patsy Christie presented a Resolution approving a waiver of street improvements, drainage, curbs, gutters and sidewalks as set forth in Ordinance No. 3725 to Bob Bonds in connection with 8332 E. Wagon Wheel Road, a single family dwelling.

RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS AND SIDEWALKS AS SET FORTH IN ORDINANCE NO. 3725 TO BOB BONDS IN CONNECTION WITH 8332 E. WAGON WHEEL ROAD A SINGLE FAMILY DWELLING

WHEREAS, Ordinance #3047 provides for the waiver of street improvements, drainage relating thereto, curbs, gutters and sidewalks to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver of street improvements to including drainage improvements related thereto, sidewalks in connection with 8332 E. Wagon Wheel Road a single family dwelling for Bob Bonds and the Planning Commission recommends approval of the waiver request.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby:

Option 1: Grants a waiver of street improvements to East Wagon Wheel Road including drainage improvements related thereto, sidewalks in connection with 8332 East Wagon Wheel Road a single family dwelling for Bob Bonds.

PASSED AND APPROVED THIS _____ DAY OF DECEMBER, 2019.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

Council Member Jaycox moved the Resolution be adopted with Option 1. Council Member Powell made the second.

The vote:

Yes: Lawson, Evans, Powell, Jaycox, Williams, Overton, Fulfer

No: None

The Resolution was numbered 123-19.

RESOLUTION NO. 124-19 – APPROVING A CONDITIONAL USE APPEAL BY
HALEY GRAHAM FOR A USE UNIT 28 (HOME OCCUPATION) IN A SF-2 ZONE
AT 5544 PEYTON PLACE AS SET FORTH IN ORDINANCE NO. 4030

Planning Director Patsy Christie presented a Resolution approving a conditional use appeal by Haley Graham for a Use Unit 28 (Home Occupation) in an SF-2 zone at 5544 Peyton Place.

Planning Commission recommended approval at their December 3, 2019 meeting.

RESOLUTION NO. ____

**A RESOLUTION APPROVING A CONDITIONAL USE AT 5544
PEYTON PLACE AS SET FORTH IN ORDINANCE NO. 4030**

WHEREAS, Ordinance #4030 amending Chapter 130 (Zoning Ordinance) of the Springdale Code of Ordinance provides that an application for a conditional use on appeal must be heard first by the Planning Commission and a recommendation made to the City Council; and

WHEREAS, the Planning Commission held a public hearing on December 3, 2019 request by Haley Graham for a conditional use for a Use Unit 28 (Home Occupation) in a Low/Medium Density Single Family Residential District (SF-2) at 5544 Peyton Place and

WHEREAS, following the public hearing the Planning Commission by a vote of eight (8) yes and zero (0) no recommends that a conditional use be granted to Haley Graham for a Use Unit 28 (Home Occupation) in a Low/Medium Density Single Family Residential District (SF-2) at 5544 Peyton Place with the following conditions -

1. No alteration of the outside appearance of the residential structure or provision of a separate outside entrance for the business areas of the residential structure.
2. No outside storage of materials required for the operation of the business.
3. Operated only by the resident members of the household and shall not have any employees, concessionaires or any other form of operator or

helper whether such business is conducted on the premises or off the premises.

4. Requires the use of an area no greater than thirty (30) percent of the total heated living space of the residential structure.
5. Generates no traffic, parking, and sewage or water use in excess of what is normal in the residential neighborhood.
6. Will not produce any fumes, odors, noise or any other offensive effects that are not normal to residential activity.
7. Will not involve accessory buildings.
8. Stock in trade shall not exceed ten (10) percent of the floor area of the accessory use.
9. Will not require the construction of a duplicate kitchen, or the addition to the existing kitchen.
10. Will not require or cause the consumption on the premises of any food product produced thereon.
11. Will not provide medical treatment, therapeutic massage or similar activities.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby grants a conditional use to Haley Graham for a Use Unit 28 (Home Occupation) in a Low/Medium Density Single Family Residential District (SF-2) at 5544 Peyton Place with the following conditions –

1. No alteration of the outside appearance of the residential structure or provision of a separate outside entrance for the business areas of the residential structure.
2. No outside storage of materials required for the operation of the business.
3. Operated only by the resident members of the household and shall not have any employees, concessionaires or any other form of operator or helper whether such business is conducted on the premises or off the premises.
4. Requires the use of an area no greater than thirty (30) percent of the total heated living space of the residential structure.
5. Generates no traffic, parking, and sewage or water use in excess of what is normal in the residential neighborhood.
6. Will not produce any fumes, odors, noise or any other offensive effects that are not normal to residential activity.
7. Will not involve accessory buildings.
8. Stock in trade shall not exceed ten (10) percent of the floor area of the accessory use.
9. Will not require the construction of a duplicate kitchen, or the addition to the existing kitchen.

10. Will not require or cause the consumption on the premises of any food product produced thereon.
11. Will not provide medical treatment, therapeutic massage or similar activities.

PASSED AND APPROVED THIS 10TH DAY OF DECEMBER, 2019.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

Council Member Evans moved the Resolution be adopted. Council Member Jaycox made the second.

The vote:

Yes: Evans, Powell, Jaycox, Williams, Overton, Fulfer, Lawson

No: None

The Resolution was numbered 124-19.

RESOLUTION NO. 125-19 – APPROVING A CONDITIONAL USE APPEAL BY MARCUS GOODMAN FOR A USE UNIT 28 (HOME OCCUPATION) IN A MF-12 ZONE AT 321 CAUDLE AVENUE AS SET FORTH IN ORDINANCE NO. 4030

Planning Director Patsy Christie presented a Resolution approving a conditional use appeal by Marcus Goodman for a Use Unit 28 (Home Occupation) in a MF-12 Zone at 321 Caudle Avenue as set forth in Ordinance No. 4030.

Planning Commission recommended approval at their December 3, 2019 meeting.

RESOLUTION NO. ____

A RESOLUTION APPROVING A CONDITIONAL USE AT 321 CAUDLE AVENUE AS SET FORTH IN ORDINANCE NO. 4030

WHEREAS, Ordinance #4030 amending Chapter 130 (Zoning Ordinance) of the Springdale Code of Ordinance provides that an application for a conditional use on appeal must be heard first by the Planning Commission and a recommendation made to the City Council; and

WHEREAS, the Planning Commission held a public hearing on December 3, 2019 on a request by Marcus Goodman for a conditional use for a Use Unit 28 (Home Occupation) in Medium Density Multi-family Residential District (MF-12) and

WHEREAS, following the public hearing the Planning Commission by a vote of eight (8) yes and zero (0) no recommends that a conditional use be granted to Marcus Goodman for a Use Unit 28 (Home Occupation) in a Medium Density Multi-family Residential District (MF-12) with the following conditions –

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1. No alteration of the outside appearance of the residential structure or provision of a separate outside entrance for the business areas of the residential structure.
2. No outside storage of materials required for the operation of the business.
3. Operated only by the resident members of the household and shall not have any employees, concessionaires or any other form of operator or helper whether such business is conducted on the premises or off the premises.
4. Requires the use of an area no greater than thirty (30) percent of the total heated living space of the residential structure.
5. Generates no traffic, parking, and sewage or water use in excess of what is normal in the residential neighborhood.
6. Will not produce any fumes, odors, noise or any other offensive effects that are not normal to residential activity.
7. Will not involve accessory buildings.
8. Stock in trade shall not exceed ten (10) percent of the floor area of the accessory use.
9. Will not require the construction of a duplicate kitchen, or the addition to the existing kitchen.
10. Will not require or cause the consumption on the premises of any food product produced thereon.
11. Will not provide medical treatment, therapeutic massage or similar activities.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby grants a conditional use to Marcus Goodman for a Use Unit 28 (Home Occupation) in a Medium Density Multi-family Residential District (MF-12) at 321 Caudle Avenue with the following conditions

-
1. No alteration of the outside appearance of the residential structure or provision of a separate outside entrance for the business areas of the residential structure.
 2. No outside storage of materials required for the operation of the business.
 3. Operated only by the resident members of the household and shall not have any employees, concessionaires or any other form of operator or helper whether such business is conducted on the premises or off the premises.
 4. Requires the use of an area no greater than thirty (30) percent of the total heated living space of the residential structure.
 5. Generates no traffic, parking, and sewage or water use in excess of what is normal in the residential neighborhood.

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6. Will not produce any fumes, odors, noise or any other offensive effects that are not normal to residential activity.
7. Will not involve accessory buildings.
8. Stock in trade shall not exceed ten (10) percent of the floor area of the accessory use.
9. Will not require the construction of a duplicate kitchen, or the addition to the existing kitchen.
10. Will not require or cause the consumption on the premises of any food product produced thereon.
11. Will not provide medical treatment, therapeutic massage or similar activities.

PASSED AND APPROVED THIS ____ DAY OF DECEMBER, 2019.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

Council Member Jaycox moved the Resolution be adopted. Council Member Evans made the second.

The vote:

Yes: Powell, Jaycox, Williams, Overton, Fulfer, Lawson, Evans

No: None

The Resolution was numbered 125-19.

(Council Member Watson arrived at this time.)

DENIED – REZONING REQUEST BY HYLTON REAL ESTATE, LLC FOR PROPERTY LOCATED ON THE EAST SIDE OF HYLTON ROAD, APPROXIMATELY 0.45 MILES SOUTH OF DON TYSON PARKWAY, FROM SF-2 TO MF-4

Planning Director Patsy Christie presented an Ordinance rezoning property owned by Hylton Real Estate, LLC, for property located on the east side of Hylton Road, approximately 0.45 miles south of Don Tyson Parkway, from SF-2 to MF-4.

Planning Commission recommended approval at their December 3, 2019 meeting.

After reading the title of the Ordinance, Council Member Evans moved the Ordinance “Do Pass”. Council Member Jaycox made the second.

This property borders C.L. and Willie George Park.

Several adjacent property owners who live on Butterfly Avenue were present at City Council expressing concern with drainage problems, their home valuations decreasing and a lot more traffic causing safety issues. People are using their street as a cut-through street from the Hylton Road to Butterfield Coach Road. All these extra units proposed to be built will add a lot more people cutting through on Butterfly Avenue. They travel way too fast through the subdivision.

Brian Moore, Engineer representing the owners, explained the owners are proposing all brick duplexes.

Planning Director Patsy Christie explained MF-4 allows a variety of different types of housing.

After considerable discussion, the vote was taken.

Yes: Williams, Fulfer

No: Jaycox, Watson, Overton, Lawson, Evans, Powell

The Ordinance was denied by a 2-6 vote.

ORDINANCE NO. 5437 – REZONING PROPERTY OWNED BY BAYU PRASETION AND RIFATI RAINDDRIATI LOCATED AT 7537 BROOKLYN AVENUE, FROM MF-3 TO SF-2 AND DECLARING AN EMERGENCY

Planning Director Patsy Christie presented an Ordinance rezoning property owned by Bayu Prasetion and Rifati Rainddriati located at 7537 Brooklyn Avenue, from MF-3 to SF-2 and declaring an emergency.

Planning Commission recommended approval at their December 3, 2019 meeting.

After reading the title of the Ordinance, Council Member Powell moved the Ordinance “Do Pass”. Council Member Jaycox made the second.

The vote:

Yes: Williams, Watson, Overton, Fulfer, Lawson, Evans, Powell, Jaycox

No: None

Council Member Evans moved the Emergency Clause be adopted. Council Member Jaycox made the second.

The vote:

Yes: Watson, Overton, Fulfer, Lawson, Evans, Powell, Jaycox, Williams

No: None

The Ordinance was numbered 5437.

ORDINANCE NO. 5438 – REZONING PROPERTY OWNED BY ELM SPRINGS CENTER LLC LOCATED AT THE NORTHWEST CORNER OF ELM SPRINGS ROAD AND NORTH 40TH STREET, FROM A-1 TO C-2, AND DECLARING AN EMERGENCY

Planning Director Patsy Christie presented an Ordinance rezoning property owned by Elm Springs Center LLC located at the northwest corner of Elm Springs Road and North 40th Street, from A-1 to C-2, and declaring an emergency.

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Planning Commission recommended approval at their December 3, 2019 meeting.

After reading the title of the Ordinance, Council Member Evans moved the Ordinance “Do Pass”. Council Member Jaycox made the second.

The vote:

Yes: Overton, Fulfer, Lawson, Evans, Powell, Jaycox, Williams, Watson

No: None

Council Member Evans moved the Emergency Clause be adopted. Council Member Jaycox made the second.

The vote:

Yes: Fulfer, Lawson, Evans, Powell, Jaycox, Williams, Watson, Overton

No: None

The Ordinance was numbered 5438.

ORDINANCE NO. 5439 – REZONING PROPERTY OWNED BY BLACK BEAR HOLDINGS LLC LOCATED AT 811 S. TURNER STREET, FROM O-1 TO C-2 AND DECLARING AN EMERGENCY

Planning Director Patsy Christie presented an Ordinance rezoning property owned by Black Bear Holdings, LLC, located at 811 S. Turner Street, from O-1 to C-2.

Planning Commission denied the request at their November 5, 2019 meeting. The denial was appealed to City Council on November 26, 2019 where City Council voted to overturn Planning Commission's decision and recommended approval of the rezoning request.

After reading the title of the Ordinance, Council Member Powell moved the Ordinance “Do Pass”. Council Member Evans made the second.

The vote:

Yes: Lawson, Evans, Powell, Jaycox, Williams, Watson, Overton, Fulfer

No: None

Council Member Evans moved the Emergency Clause be adopted. Council Member Jaycox made the second.

The vote:

Yes: Evans, Powell, Jaycox, Williams, Watson, Overton, Fulfer, Lawson

No: None

The Ordinance was numbered 5439.

RESOLUTION NO. 126-19 – APPROVING A CONDITIONAL USE FOR BEATRIS FRAIR AND MANOLO JUAREZ AT PARCEL 21-00167-123 IN BENTON COUNTY, ARKANSAS AS SET FORTH IN ORDINANCE NO. 4030

Planning Director Patsy Christie presented a Resolution approving a conditional use for Beatris Frair and Manolo Juarez at Parcel 21-00167-123 in Benton County, Arkansas as

set forth in Ordinance No. 4030. The Tract is located south of Knight Lane and west of S. Zion Road.

Planning Commission denied the request at their November 5, 2019 meeting. The denial was appealed to City Council on November 26, 2019 where City Council voted to overturn Planning Commission's decision and recommended approval with the condition there be permanent ingress/egress to the tract obtained and submitted to the City Attorney for verification prior to the permitting of the manufactured home installation.

There was discussion on adding a 1 year time frame to meet all the conditions.

Council Member Evans made the motion to approve the Resolution with the condition being added that the easement be obtained in a one year time frame. Council Member Jaycox made the second.

RESOLUTION NO. ____

**A RESOLUTION APPROVING A CONDITIONAL USE FOR
BEATRIS FRAIR AND MANOLO JUAREZ AT PARCEL 21-00167-
123 IN BENTON COUNTY, ARKANSAS AS SET FORTH IN
ORDINANCE NO. 4030**

WHEREAS, Ordinance #4030 amending Chapter 130 (Zoning Ordinance) of the Springdale Code of Ordinance provides that an application for a conditional use on appeal must be heard first by the Planning Commission and a recommendation made to the City Council; and

WHEREAS, the Planning Commission held a public hearing on November 5, 2019, on a request by Beatris Frair and Manolo Juarez for a tandem lot split.

WHEREAS, following the public hearing the Planning Commission by a vote of three (3) yes and three (3) no was forwarded to City Council with a do not approve recommendation.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, which the City Council hereby reversed the decision of the Planning Commission and grants a conditional use to Beatris Frair and Manolo Juarez conditioned upon permanent ingress/egress to the tract obtained and submitted to the City Attorney for verification prior to the permitting of the manufactured home installation and it must be done within one (1) year of the approval by Council.

PASSED AND APPROVED THIS ____ DAY OF DECEMBER, 2019.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

The vote:

Yes: Powell, Jaycox, Williams, Watson, Overton, Fulfer, Lawson, Evans

No: None

The Resolution was numbered 125-19.

ORDINANCE NO. 5440 – CREATING CHAPTER 100 OF THE CODE OF ORDINANCES OF THE CITY OF SPRINGDALE, ARKANSAS, TO IMPLEMENT THE SMALL WIRELESS FACILITY DEPLOYMENT ACT (ACT 999 OF 2019), CODIFIED AT ARKANSAS CODE ANNOTATED §23-17-501, ET SEQ; AND FOR OTHER PURPOSES

Council Member Mike Overton presented an Ordinance creating Chapter 100 of the Code of Ordinances of the City of Springdale, Arkansas, to implement the Small Wireless Facility Deployment Act (Act 999 of 2019), codified at Arkansas Code Annotated §23-17-501, et seq; and for other purposes.

The deployment of small wireless facilities and other next-generation wireless and broadband network facilities is a matter of federal and statewide concern and interest. Wireless and broadband products and services are a significant and continually growing part of the economy, and accordingly, encouraging the development of strong and robust wireless and broadband communications networks is integral to economic competitiveness. Rapid deployment of small wireless facilities will serve numerous important goals and public policy of meeting growing consumer demand for wireless data, increasing competitive options for communications services available to residents, and promoting the ability of citizens to communicate with other citizens, states, and municipalities, and promoting public safety. Small wireless facilities, including facilities commonly referred to as “small cells” and distributed antenna systems often are deployed most effectively in a public right-of-way. To meet the key objectives of this subchapter and federal law, wireless service providers must have access to public rights-of-way and the ability to attach to infrastructure located in public rights-of-way to increase the density of the wireless service provider’s networks and provide next generation wireless services. Rates and fees for the permitting and deployment of small wireless facilities in public rights-of-way and on City infrastructure, including poles, consistent with federal law, is reasonable and will encourage the deployment of robust next-generation wireless and broadband networks for the benefit of citizens throughout the City. The procedures, rates, and fees established in this Ordinance are consistent with federal law and multiple ordinances adopted by municipalities throughout the state; fair and reasonable when viewed from the perspective of the City’s interest in having robust, reliable, and technologically advanced wireless and broadband networks; and, reflective of a balancing of the interests of the wireless providers deploying new facilities and the interests of the City in recovering its costs of managing access to the public rights-of-way and the attachment space provided on City infrastructure in the public rights-of-way. Municipalities are the custodians of public rights-of-way, and public property within the public rights-of-way, within the limits of their respective jurisdictions and may adopt ordinances and regulations governing the use, construction, development, and appearance of public and private property within their respective jurisdictions. Municipalities recognize the economic and social value of data connectivity and desire to encourage wireless infrastructure investment by providing a fair and predictable process for the deployment of small wireless facilities within the public rights-of-way in a manner that is safe, compatible with and complementary to the provision of services by the municipality and others lawfully using the rights-of-way, and consistent with the aesthetic standards of the City. The Arkansas General Assembly passed Act 999 of 2019, known as the Small Wireless Facility Deployment Act, thereby expressing the intent of the Arkansas General Assembly that the operation of small wireless facilities are matters of statewide concern and interest.

It is in the best interests of the citizens of the City of Springdale, Arkansas, that the City of Springdale implement the Small Wireless Facility Deployment Act, Act 999 of 2019, codified at Ark. Code Ann. §23-17-501, *et seq.*, as provided herein.

After reading the title of the Ordinance, Council Member Jaycox moved the Ordinance “Do Pass”. Council Member Evans made the second.

The vote:

Yes: Jaycox, Williams, Watson, Overton, Fulfer, Lawson, Evans, Powell

No: None

The Ordinance was numbered 5440.

ORDINANCE NO. 5441 – ORDERING THE RAZING (DEMOLITION) AND
REMOVAL OF A CERTAIN RESIDENTIAL STRUCTURE LOCATED AT 2050
DODD AVENUE IN THE CITY OF SPRINGDALE, ARKANSAS AND DECLARING
AN EMERGENCY

Council Member Brian Powell presented an Ordinance ordering the razing (demolition) and removal of a certain residential structure located at 2050 Dodd Avenue in the City of Springdale, Arkansas and declaring an emergency. Ashley C. White and Robin L. Fike are the owners.

Building Official Tom Evers said he has had no communication with the owners since June 2018. They have been notified of this meeting but have not responded to the letter.

After reading the title of the Ordinance, Council Member Jaycox moved the Ordinance “Do Pass”. Council Member Lawson made the second.

The vote:

Yes: Williams, Watson, Overton, Fulfer, Lawson, Evans, Powell, Jaycox

No: None

Council Member Jaycox moved the Emergency Clause be adopted. Council Member Powell made the second.

The vote:

Yes: Watson, Overton, Fulfer, Lawson, Evans, Powell, Jaycox, Williams

No: None

The Ordinance was numbered 5441.

RESOLUTION NO. 127-19 – APPROVING THE CITY OF SPRINGDALE,
ARKANSAS BUDGET FOR THE YEAR 2020

Council Member Jeff Watson presented a Resolution approving the City of Springdale, Budget for the Year 2020.

Council Member Jaycox made the motion to adopt the Resolution. Council Member Powell made the second.

Council Member Fulfer asked that there be more clarity on the CIP Reports presented.

Ozark Regional Transit will be offering fare free rides with the increase in the budget.

Council Member Jaycox amended her motion to adopt the Resolution and require quarterly reports along with making quarterly payments to Ozark Regional Transit. Council Member Powell made the second.

After discussion, the motion with the amendment was withdrawn. The original motion was voted on.

RESOLUTION NO. ____

**A RESOLUTION APPROVING THE CITY OF SPRINGDALE,
ARKANSAS BUDGET FOR THE YEAR 2020**

WHEREAS, the Mayor has presented a proposed budget for the calendar year 2020 to the City Council for the City of Springdale, Arkansas as required by Arkansas Code 14-58-201; and

WHEREAS, the Mayor's proposed budget includes step raises for eligible employees and a bonus for others; and

WHEREAS, the City Council Finance Committee held budget work sessions to review, study, discuss and adjust the 2020 budget proposed by the Mayor and has requested this resolution be placed on the City Council agenda, and

WHEREAS, after considering the discussion of the City Council concerning Ozark Regional Transit, the Mayor has revised his proposed budget by increasing the funding for Ozark Regional Transit by \$82,000 and included the premium increases on worker's compensation.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that the 2020 Mayor's revised budget, the salary increases included therein, the changes in authorized positions and any changes made by the council finance committee are hereby passed and approved with the compensation increases to be effective January 1, 2020 and the one time bonuses will be paid in April of 2020.

PASSED AND APPROVED this ____ day of December, 2019.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM

Ernest B. Cate, City Attorney

Council Member Jaycox moved the Resolution be adopted. Council Member Powell made the second.

The vote:

Yes: Fulfer, Evans, Powell, Jaycox, Williams

No: Overton, Lawson, Watson

The Resolution was numbered 127-19.

ORDINANCE NO. 5442 – SETTING THE SALARIES OF THE ELECTED OFFICIALS AND PLANNING COMMISSION MEMBERS OF SPRINGDALE, ARKANSAS AND REPEALING ORDINANCE NO. 5344

Council Member Jeff Watson presented an Ordinance setting the salaries of the elected officials and Planning Commission members of Springdale, Arkansas and repealing Ordinance No. 5344.

The 2020 proposed budget includes increases in compensation for some elected officials.

Effective January 1, 2020, the annual compensation for Springdale elected officials and Planning Commission members shall be as shown below:

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DECEMBER 10, 2019

City Council Members	\$ 10,800
Planning Commission Members	4,200
Mayor	133,278
City Clerk/Treasurer	93,369
City Attorney	122,100

Ordinance Number 5344 setting salaries for elected officials is hereby repealed effective January 1, 2020.

After reading the title of the Ordinance, Council Member Powell moved the Ordinance “Do Pass”. Council Member Evans made the second.

The vote:

Yes: Fulfer, Lawson, Evans, Powell, Jaycox, Williams, Watson, Overton

No: None

Council Member Evans moved the Emergency Clause be adopted. Council Member Jaycox made the second.

The vote:

Yes: Lawson, Evans, Powell, Jaycox, Williams, Watson, Overton, Fulfer

No: None

The Ordinance was numbered 5442.

RESOLUTION NO. 128-19 – AUTHORIZING THE PURCHASE OF A COMPUTER AIDED DISPATCH SYSTEM FOR THE POLICE AND FIRE DEPARTMENTS FROM TYLER TECHNOLOGIES

Council Member Amelia Williams presented a Resolution authorizing the purchase of a computer aided dispatch system for the Police and Fire Departments from Tyler Technologies.

RESOLUTION NO. ____

**RESOLUTION AUTHORIZING THE PURCHASE OF A
COMPUTER AIDED DISPATCH SYSTEM**

WHEREAS, the City of Springdale needs a new computer aided dispatch system (CAD/RMS) and

WHEREAS, the Police and Fire Departments have researched different systems and negotiated an acceptable contract with Tyler Technologies and

WHEREAS, Tyler Technologies participates in the Sourcewell cooperative buying/bidding program and competitive bidding by the City of Springdale is not required and

WHEREAS, the current servers need to be replaced with upgrades to handle the new CAD/RMS system.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that

Section 1. the Mayor is hereby authorized to enter into a contract with Tyler Technologies to purchase a CAD/RMS system to include the MobileEyes module.

Section 2. there is hereby appropriated from the Capital Improvement Project Fund \$252,875 for the computer servers and \$1,262,005 for the CAD/RMS program.

PASSED AND APPROVED this ____ day of December, 2019.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

Council Member Evans moved the Resolution be adopted. Council Member Powell made the second.

The vote:

Yes: Evans, Powell, Jaycox, Williams, Watson, Overton, Fulfer, Lawson

No: None

The Resolution was numbered 128-19.

RESOLUTION NO. 129-19 – AUTHORIZING THE PURCHASE OF A TIME AND ATTENDANCE PROGRAM FOR THE CITY OF SPRINGDALE

Council Member Amelia Williams presented a Resolution authorizing the purchase of a time and attendance program (ExecuTime) from Tyler Technologies Inc. for the City of Springdale.

RESOLUTION NO. ____

RESOLUTION AUTHORIZING THE PURCHASE OF A TIME AND ATTENDANCE PROGRAM

WHEREAS, the City of Springdale Fire and Police Departments recommend the purchase of the time and attendance module (ExecuTime) from Tyler Technologies Inc. and

WHEREAS, Tyler Technologies participates in the Sourcewell cooperative buying/bidding program and competitive bidding by the City of Springdale is not required and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that

Section 1. the Mayor is hereby authorized to enter into a contract with Tyler Technologies to purchase the ExecuTime Time & Attendance module from Tyler Technologies.

Section 2. there is hereby appropriated from the Capital Improvement Project Fund \$94,237 for this purchase.

PASSED AND APPROVED this ____ day of December, 2019.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

Council Member Jaycox moved the Resolution be adopted. Council Member Evans made the second.

The vote:

Yes: Powell, Jaycox, Williams, Watson, Overton, Fulfer, Lawson, Evans

No: None

The Resolution was numbered 129-19.

RESOLUTION NO. 130-19 – AUTHORIZING THE PURCHASE OF A SECURE INFORMATION STORAGE AND MANAGEMENT SYSTEM (IAPRO) FOR THE POLICE DEPARTMENT FROM SHI INTERNATIONAL CORP

Council Member Amelia Williams presented a Resolution authorizing the purchase of a secure information storage and management system (IAPro) for the Police Department from SHI International Corp for the purchase price not to exceed \$38,000 plus tax.

RESOLUTION NO. ____

RESOLUTION AUTHORIZING THE PURCHASE OF A SECURE INFORMATION STORAGE AND MANAGEMENT SYSTEM FOR THE POLICE DEPARTMENT

WHEREAS, the City of Springdale Police Department needs a system to store and manage confidential information, and

WHEREAS, the Police Chief has recommended purchasing the IAPro system from SHI International Corp for a purchase price not to exceed \$38,000 plus tax and

WHEREAS, SHI International Corp is under contract with NASPRO, a cooperative purchasing agency, therefore competitive bidding is not required.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Mayor is hereby authorized to purchase the IAPro system from SHI International Corp for a price not to exceed \$38,430 plus tax with funds from the Capital Improvement Project Fund.

PASSED AND APPROVED this ____ day of December, 2019.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

Council Member Evans moved the Resolution be adopted. Council Member Powell made the second.

The vote:

Yes: Jaycox, Williams, Watson, Overton, Fulfer, Lawson, Evans, Powell

No: None

The Resolution was numbered 130-19.

ORDINANCE NO. 5443 – WAIVING COMPETITIVE BIDDING FOR THE PURCHASE OF A FIRE STATION ALERTING SYSTEM AND FOR OTHER PURPOSES

Council Member Amelia Williams presented an Ordinance waiving competitive bidding for the purchase of a new fire station alerting system.

After researching available equipment the Fire Chief is recommending purchasing the equipment from Locution Systems Inc. for \$210,510 plus tax. They plan to have the equipment installed by Radiophone for a cost of \$14,520 plus tax.

The funds in the amount of \$246,970 will be appropriated from the Capital Improvement Project Fund for this project.

After reading the title of the Ordinance, Council Member Evans moved the Ordinance “Do Pass”. Council Member Powell made the second.

The vote:

Yes: Williams, Watson, Overton, Fulfer, Lawson, Evans, Powell, Jaycox

No: None

Council Member Evans moved the Emergency Clause be adopted. Council Member Jaycox made the second.

The vote:

Yes: Watson, Overton, Fulfer, Lawson, Evans, Powell, Jaycox, Williams

No: None

The Ordinance was numbered 5443.

ORDINANCE NO. 5444 – AUTHORIZING THE CITY CLERK TO FILE A CLEAN-UP LIEN FOR THE REMOVAL OF OVERGROWN BRUSH AND DEBRIS ON PROPERTY LOCATED AT 307 S. CLEVELAND STREET, WITHIN THE CITY OF SPRINGDALE

City Attorney Ernest Cate presented an Ordinance authorizing the City Clerk to file a clean-up lien for the removal of overgrown brush and debris on property located at 307 S. Cleveland Street, within the City of Springdale.

John Carlon Bassett is the owner of the property.

After reading the title of the Ordinance, Council Member Jaycox moved the Ordinance “Do Pass”. Council Member Evans made the second.

The vote:

Yes: Overton, Fulfer, Lawson, Evans, Powell, Jaycox, Williams, Watson

No: None

Council Member Evans moved the Emergency Clause be adopted. Council Member Jaycox made the second.

The vote:

Yes: Fulfer, Lawson, Evans, Powell, Jaycox, Williams, Watson, Overton

No: None

The Ordinance was numbered 5444.

CITY COUNCIL MEETING CANCELLED AND COMMITTEE MEETING
RESCHEDULED

Council Member Overton made the motion to cancel the regular City Council meeting on December 24th and schedule the next committee meeting on Monday, January 6th, 2020 at 5:30 p.m. Council Member Jaycox made the second.

The vote:

Yes: Lawson, Evans, Powell, Jaycox, Williams, Watson, Overton, Fulfer

No: None

RESOLUTION NO. 131-19 – AUTHORIZING PAYMENT OF AN INVOICE
EXCEEDING \$1,000,000

Mayor Sprouse presented a Resolution authorizing payment of an invoice exceeding \$1,000,000 for construction expenses with Milestone Construction Company, LLC for the Springdale Municipal Campus.

RESOLUTION NO. ____

**A RESOLUTION AUTHORIZING PAYMENT OF AN INVOICE
PROJECT NO. 18BPC1**

WHEREAS, Springdale municipal code sec. 2-158 requires approval of the governing body before paying any bill that exceeds \$1,000,000, and

WHEREAS, the City of Springdale has contracted with Milestone Construction Company, LLC to construct/renovate the Springdale Municipal Campus, and

WHEREAS, The City has received an invoice for \$1,448,541.46 for construction expenses for November 2019.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Mayor and City Clerk are hereby authorized to pay Milestone Construction Company, LLC \$1,448,541.46 with funds from the 2018 Bond Construction Fund.

PASSED AND APPROVED this ____ day of December, 2019.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

Council Member Jaycox moved the Resolution be adopted. Council Member Powell made the second.

The vote:

Yes: Evans, Powell, Jaycox, Williams, Watson, Overton, Fulfer, Lawson

No: None

The Resolution was numbered 131-19.

DEPARTMENT HEAD COMMENTS

Public Relations Director Ashley Earhart announced a public input session will be held on December 12th, from 5-7 p.m. in the City Council Chambers to discuss the Dixieland Road extension project, from Apple Blossom to Wagon Wheel Road.

ADJOURNMENT

Council Member Jaycox made the motion to adjourn. Council Member Evans made the second.

After a voice vote of all ayes and no nays, the meeting adjourned at 8:04 p.m.

Doug Sprouse, Mayor

Denise Pearce, City Clerk/Treasurer

RESOLUTION NO. _____

**A RESOLUTION MAKING APPOINTMENTS TO
THE SPRINGDALE LIBRARY BOARD**

WHEREAS, the Springdale Library Board has two positions that need filled, one is a vacancy and one for reappointment; and

WHEREAS, Arkansas Code 13-2-502, provides for appointments to the Library Board by the Mayor with the approval of the City Council, and

WHEREAS, the Mayor recommends Eugene "Gene" Anderson be appointed to fill this vacant position and recommends Paula Wilson be reappointed with both terms ending 12/31/2024; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS that Gene Anderson is hereby appointed and Paula Wilson is hereby reappointed to the Springdale Library Board, both terms ending December 31, 2024.

PASSED AND APPROVED this 14th day of January, 2020.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

EUGENE ANDERSON

117 Woodcliff Circle, Springdale, AR 72764 · 479 751-8448
Andersons67@cox.net

EXPERIENCE

SEPTEMBER, 1969 – SEPTEMBER, 1971
PHYSICAL THERAPIST, UNITED STATES ARMY

OCTOBER, 1971 – SEPTEMBER, 2005
PHYSICAL THERAPIST AND CO-OWNER, ARKANSAS SPORTS AND PHYSICAL THERAPY
FEBRUARY, 2005-DECEMBER, 2018
PHYSICAL THERAPIST, PART TIME AT VARIOUS AREA CLINICS AND VOLUNTEER THERAPIST AT THE
COMMUNITY CLINIC

EDUCATION

MAY, 1967
B.S., NEBRASKA WESLEYAN UNIVERSITY, LINCOLN, NEBRASKA

SEPTEMBER, 1969
REGISTERED PHYSICAL THERAPIST, MAYO CLINIC SCHOOL OF PHYSICAL THERAPY,
ROCHESTER, MINNESOTA

**COMMUNITY SERVICE RELEVANT TO THE SPRINGDALE
LIBRARY BOARD:**

I AM CURRENTLY SERVING MY THIRD TERM ON THE SPRINGDALE ROTARY BOARD. I HAVE WORKED AS CHAIR OF THE ROTARY DICTIONARY PROJECT FOR ELEVEN YEARS. THIS IS A PROJECT THAT DELIVERED DICTIONARIES TO EACH THIRD GRADER IN THE SPRINGDALE SCHOOL SYSTEM. WE HAVE CHANGED FROM THE DICTIONARY PROJECT TO THE LITERACY PROJECT FOR THE PAST TWO YEARS AND I CONTINUE AS CHAIR OF THAT EFFORT TO PROVIDE AND DELIVER THREE BOOKS TO EACH THIRD GRADER IN THE SCHOOLS.

ADDITIONAL COMMUNITY SERVICE:

PAST BOARD MEMBER, SINGLE PARENT SCHOLARSHIP FUND OF NORTHWEST ARKANSAS; CURRENT MEMBER OF THE COMMUNITY LEADERSHIP COUNCIL

PAST BOARD MEMBER, SPRINGDALE COUNTRY CLUB

ELDER, FIRST PRESBYTERIAN CHURCH, SPRINGDALE; CURRENT CHAIR OF OUTREACH COMMITTEE

RESOLUTION NO. _____

**A RESOLUTION MAKING APPOINTMENTS
TO THE SHILOH MUSEUM BOARD OF
TRUSTEES FOR THE CITY OF SPRINGDALE**

WHEREAS, upon recommendation of the Shiloh Museum Board of Trustees for the City of Springdale, the Mayor has recommended that the appointments listed below be made to the Shiloh Museum Board of Trustees with the terms and expirations dates noted;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the following individuals are hereby appointed to the Shiloh Museum Board of Trustees with the terms indicated:

<u>Name</u>	<u>Serving</u>	<u>Term</u>
Shawn Burns	1 st year – 1 st Term	1/1/20 to 12/2020
Jose' Echegoyen	1 st year – 1 st Term	1/1/20 to 12/2020
Delene McCoy	1 st year – 1 st Term	1/1/20 to 12/2020
Seth Rahmoeller	1 st year – 1 st Term	1/1/20 to 12/2020
Albina Riklon	1 st year – 1 st Term	1/1/20 to 12/2020
Janelle Riddle	2 nd year – 2 nd Term	1/1/19 to 12/2020
Leticia Cortez	1 st year – 2 nd Term	1/1/20 to 12/2021
Dr. Jami Forrester	1 st year - 3 rd Term	1/1/20 to 12/2022
Zessna Garcia Rios	1 st year – 3 rd Term	1/1/20 to 12/2022
Marian Hendrickson	1 st year – 3 rd Term	1/1/20 to 12/2022
Jim Meinecke	1 st year – 3 rd Term	1/1/20 to 12/2022
Hank Taylor	1 st year – 3 rd Term	1/1/20 to 12/2022
Judy Van Hoose	1 st year – 3 rd Term	1/1/20 to 12/2022

PASSED AND APPROVED this 14th day of January, 2020.

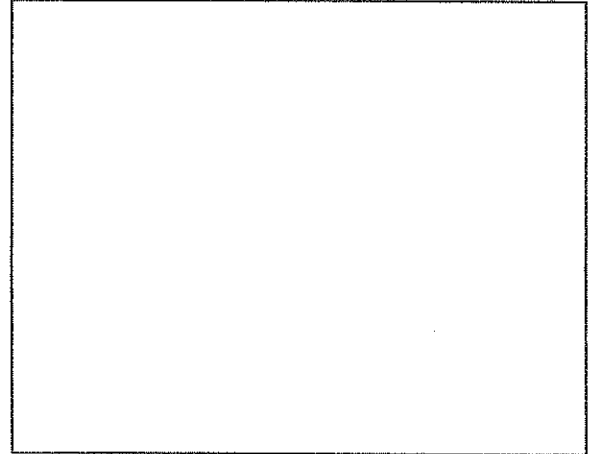
Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney



ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING THE REPLAT OF TRACT 3
OF THE REPLAT OF LOTS 1-8 R.L. HAYES SUBDIVISION
TO THE CITY OF SPRINGDALE ARKANSAS, AND
DECLARING AN EMERGENCY.**

BE IT KNOWN BY THE CITY OF SPRINGDALE, ARKANSAS:

WHEREAS, there has been duly presented to the City Planning Commission of Springdale, Arkansas, a replat of certain lands in the City of Springdale, Washington County, Arkansas, being more particularly described as follows, to-wit:

Replat of Tract 3 of the Replat of Lots 1-8 R.L. Hayes Subdivision to the City of Springdale, Arkansas, filed at Plat Record 24 at Page 62.

AND WHEREAS, said Planning Commission, after conducting a public hearing, has approved the replat as presented by petitioner, and has approved the dedication of streets, rights-of-way and utility easements as shown upon said replat and join with the said petitioner in petitioning the City Council to accept the said Replat of Tract 3 of the Replat of Lots 1-8 R.L. Hayes Subdivision to the City of Springdale, Arkansas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that the Replat of Tract 3 of the Replat of Lots 1-8 R.L. Hayes Subdivision to the City of Springdale, Arkansas, as shown on the replat approved by the City Planning Commission, a copy of which is attached to this Ordinance and made a part hereof as though set out herein word for word, be and the same is hereby accepted by the City of Springdale, Washington County, Arkansas, and the City hereby accepts for use and benefit to the public the dedications contained therein.

EMERGENCY CLAUSE: It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED this _____ day of _____ 2020.

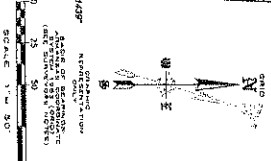
Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney



CERTIFICATE OF ACCEPTANCE:
The undersigned hereby certify that the following equipment regulations of the City of
Municipal and Violation of the provisions of the regulations of this City
and to the officers of the following City and State:

DATE: SIGNATURE:

[illegible]

THE UNDERSIGNED HEREBY TRANSFERS THIS REALTY TO THE CITY OF SPRINGDALE FOR APPLICABLE AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE REALTY AND OTHER INTERESTS IN THE REALTY. THE UNDERSIGNED CERTIFIES THAT THE REALTY IS NOT OPEN SUBJECT TO PUBLIC OR PRIVATE LEASE AS NOTED. THE UNDERSIGNED HEREBY CERTIFIES THAT THE TRANSFER OF THIS REALTY CANNOT BE CHANGED UNLESS A WRITTEN REQUEST APPLICABLE TO FLOOD OR OTHER LAWS.

CHARTERED SURVEYORS:
 MICHAEL J. PACE

_____ SPECIAL AGENT _____ DATE _____

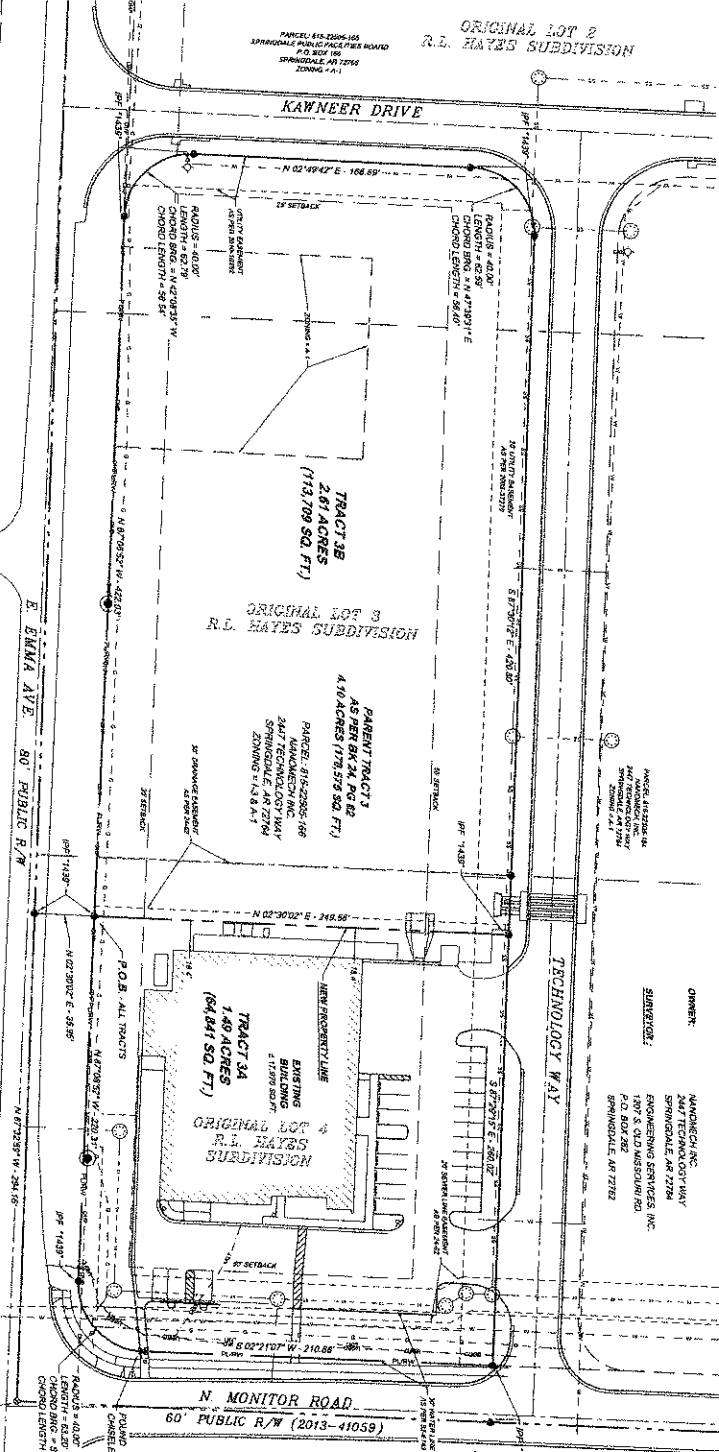
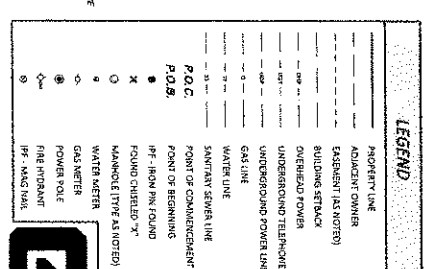
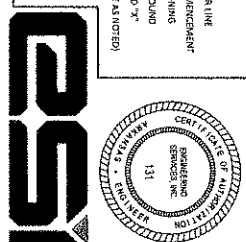
SURVEYOR'S DECLARATION:
I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MARKINGS ARE THE BEST OF MY KNOWLEDGE AND ABILITY, CORROBORATED BY ESTABLISHED AND I AM IN FULL COMPLIANCE EXCEPT AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT MINIMUM STANDARDS FOR PROFESSIONAL SURVEYING, PER THE STATE OF ARKANSAS.

S. CRAIG DAVIS, L.P.S., NO. 1156, AVE.

[illegible]

REPLAT OF TRACT 3

SCALE: 1"=50'	DATE: December 17, 2019	DRAWN BY: H. H.
---------------	-------------------------	-----------------

[illegible][illegible]

	PROPERTY LINE
	EASEMENT OWNER
	EASEMENT (A/N NOTE)
	BUILDING SETBACK
	OVERHEAD POWER
	UNDERGROUND TELEPHONE
	UNDERGROUND POWER LINE
	GAS LINE
	WATER USE

1

STATE OF ARKANSAS
PROFESSIONAL ENGINEER
NO. 1126
10/1/80

[illegible]

That which is underlined is added and that which is stricken through is deleted.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 30 OF THE
CODE OF ORDINANCES OF THE CITY OF SPRINGDALE,
ARKANSAS; DECLARING AN EMERGENCY; AND FOR
OTHER PURPOSES.**

WHEREAS, Chapter 30 of the Code of Ordinances of the City of Springdale, Arkansas, contains the regulations pertaining to cemeteries in the City of Springdale;

WHEREAS, Chapter 30 of the Code of Ordinances of the City of Springdale, Arkansas, needs to be amended to specifically refer to Bluff Cemetery;

WHEREAS, Chapter 30 of the Code of Ordinances of the City of Springdale, Arkansas, needs to be amended to add certain rules and regulations of Bluff Cemetery, so that citizens will be made aware of these rules and regulations, and to ensure the upkeep and beauty of Bluff Cemetery;

WHEREAS, it is in the best interest of the City of Springdale, Arkansas, for the City Council of the City of Springdale, Arkansas, to amend Chapter 30 of the Code of Ordinances of the City of Springdale, Arkansas.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE
CITY OF SPRINGDALE, ARKANSAS:**

Section 1: Chapter 30 of the Code of Ordinances of the City of Springdale, Arkansas, is hereby amended to amend the chapter heading to read as follows:

Chapter 30 – ~~CEMETERIES~~ BLUFF CEMETERY

Section 2: Chapter 30 of the Code of Ordinances of the City of Springdale, Arkansas, is hereby amended to add a new section to read as follows:

Sec. 30-2. – Rules and Regulations for Bluff Cemetery.

- (a) Except for unusual and unforeseen emergencies, Bluff Cemetery shall be open to the public every day of the year from sunrise to sunset, and no one shall be in Bluff Cemetery before sunrise or after sunset.
- (b) No dogs or other animals, except service animals, shall be permitted in Bluff Cemetery.
- (c) No alcohol is allowed on cemetery grounds.
- (d) Walking for exercise is permitted during normal operating hours.
- (e) Placement of floral arrangements and other memorials shall be subject to the following:
 - (1) Funeral flowers, holders, containers, baskets and easels shall be removed no later than the fifth day after a funeral service.
 - (2) Glass containers, tin cans, and breakable plastic containers are not permitted.
 - (3) No landscaping border of any kind shall be constructed around the perimeter of any burial plot. This includes benches or other items that interfere with cemetery maintenance.
 - (4) No planting of live flowers, shrubs or trees are permitted.
 - (5) Live cut flowers in permanent vases attached to the headstone are permitted, as are artificial flowers appropriate for the season and in permanent vases attached to the headstone.

- (6) Special holiday arrangements placed on and around head stones as well as in permanent vases in the months of November and December may be left on graves no later than January 31, at which time any such arrangements remaining will be removed and discarded by the City.
- (7) Memorial Day arrangements and wreaths that are not securely attached to head stones or in permanent vases will be removed by the City on or after June 30, or as necessary to allow for routine maintenance of the cemetery.
- (8) Arrangements for other holidays not in keeping with these regulations will be removed at the time of the first mowing after the holiday.
- (9) Any floral arrangements may be removed by the City when such arrangements become discolored, wilted, seasonally inappropriate, or unsightly in any manner.
- (10) No person shall remove any plant or flower that is actively growing in the cemetery.
- (11) Any decorations or memorials other than those allowed herein **WILL BE REMOVED IMMEDIATELY** upon discovery by the City and shall not be retained or stored.

- (f) Any person violating any provisions of this section shall be subject to the penalties set out in the general penalty provision of section 1-9.

Section 3: All other provisions of Chapter 30 of the Code of Ordinances of the City of Springdale, Arkansas, not specifically amended by this Ordinance shall remain in full force and effect.

Section 4: Emergency Clause. It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED this _____ day of _____, 2019.

Doug Sprouse, Mayor

ATTEST:

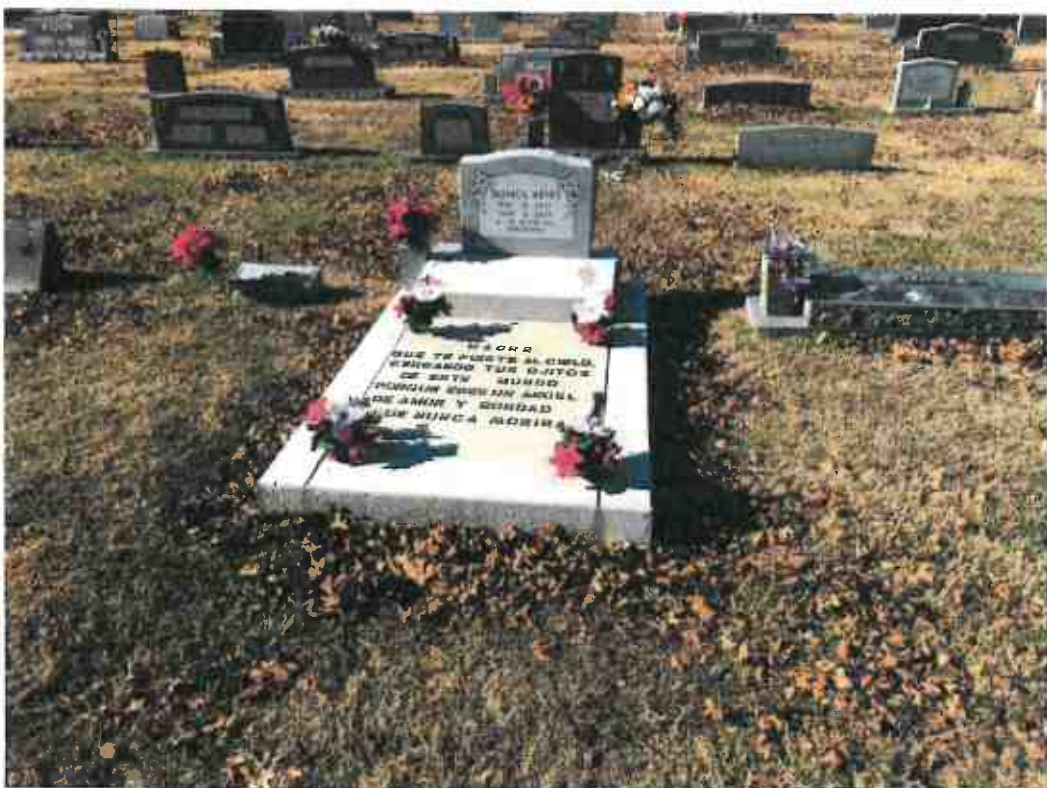
Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



Concrete or Cut Stone Benches and Vaults on Concrete Foundations



Concrete or Cut Stone Benches and Vaults on Concrete Foundations



Benches Not of Durable Construction or on Concrete Foundation



Grave Site Surrounded by Wire Fencing

ORDINANCE NO. _____

**AN ORDINANCE TO WAIVE COMPETITIVE
BIDDING FOR A PAVEMENT MANAGEMENT
INVENTORY**

WHEREAS, the City of Springdale needs a detailed inventory of the condition of the streets within the City to plan and schedule maintenance of our streets, and

WHEREAS, this inventory and work is beyond the capability of the employees of the Street Department, and

WHEREAS, this information is needed to assist management and the City Council to decide on priorities of street repairs and increase efficiently, and

WHEREAS, Arkansas Code 14-58-303 states, "The governing body, by ordinance, may waive the requirements of competitive bidding in exceptional situations where this procedure is deemed not feasible or practical";

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that

Section 1. This Council finds that due to the specific proposal for these services, it is not feasible or practical to use competitive bidding and hereby waives competitive bidding on a professional services agreement to conduct an inventory and evaluation of the streets of the City of Springdale with the cost not to exceed \$26,250.

Section 2. Emergency Clause. It is hereby declared that an emergency exists, and this ordinance being necessary for the immediate preservation of the health, safety, and welfare of the citizens of Springdale, Arkansas, shall be effective immediately upon passage and approval.

PASSED AND APPROVED this 14th day of January, 2020.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM

Ernest B. Cate, City Attorney

COPY

FIRST STEP PAVEMENT MANAGEMENT



DR. STACY WILLIAMS
egwill@uark.edu
(479) 575-2220



MICHAEL G. MORGAN
MikeGMorgan@DataStreamEarth.com
(479) 422-7667



DARRYL GARDNER
Darryl.Gardner@Ergon.com
(801) 590-3145

Professional Services Fee Proposal May 2019

City of Springdale Engineering
201 Spring Street
Springdale, Arkansas 72764
(479) 758-7718

Re Springdale, Arkansas
Pavement Management Program

The University of Arkansas' Technology Transfer Program, Ergon Asphalts and Emulsions, Inc., and DataStream is pleased to work with Springdale, Arkansas to initiate First Step Pavement Management. First Step Pavement Management is designed to incorporate all hard-surfaced roadways maintained by Springdale and address the following immediate goals:

- Develop an inventory of hard-surfaced roadways under the authority of the City
- Perform an annual video patrol and condition assessment of all inventoried, hard-surface roadways

Additional Goals may include:

- Review the Department's current practices and techniques
- Extend the functional life of hard-surfaced roadways maintained by the City

PROJECT SCOPE OF WORK

1.0 Pavement Management – Inventory

Pavement Inventory

- Create an inventory and associated map of all public, hard-surfaced roadways
- Receive known roadway information (construction history, work history, maintenance cost history, etc.)

2.0 Pavement Management – Inventory Condition Assessment / Distress Patrol

2.1 Pavement Condition Assessment (Network-Level)

- Roadway pavements patrolled by trained inspectors using geolocated video cameras (1080p; 60fps)
- Visual, non-destructive assessment of facility pavements
- Pavement health is illustrated as:

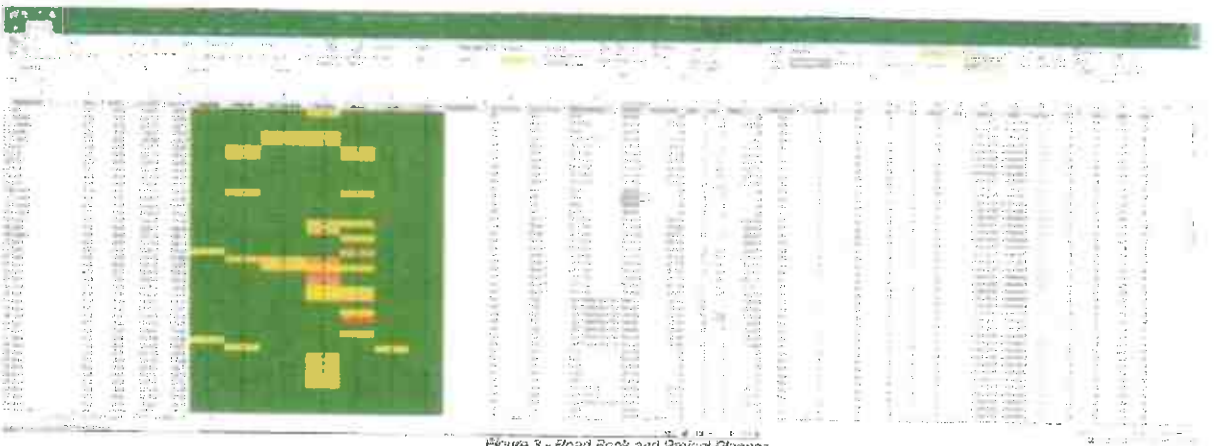
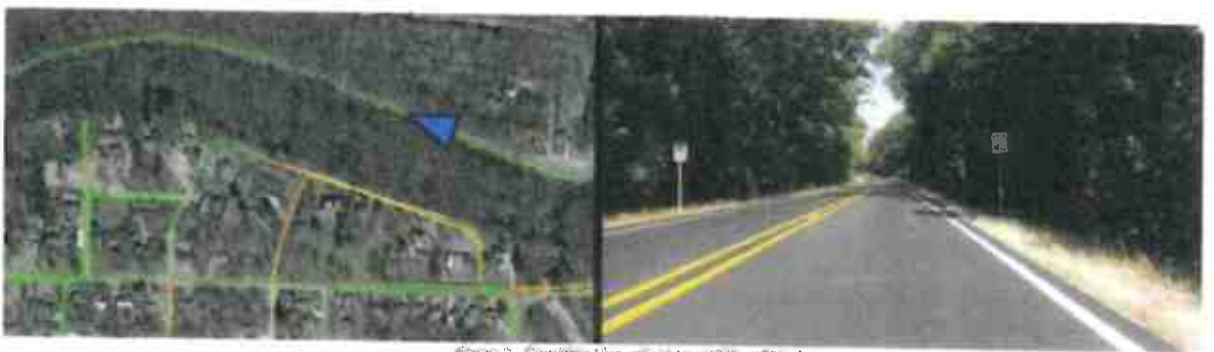
- **EXCELLENT**
 - A pavement in condition EXCELLENT is in perfect condition
 - No corrective maintenance or preventive maintenance is recommended
- **GOOD**
 - Preventive maintenance may be recommended
 - Corrective maintenance is typically not recommended
 - Pavement distress is limited to oxidation, weathering and minor climate related damage
 - Structural distress (if present) is both localized and low density (<5%)

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2.4. Geolocated Video Road Block: Project Block

2.4 Geolocated Video Road Book Project Pilots



Springdale, Arkansas
Pavement Management Plan
Page 5 of 5
November 2019

We appreciate the opportunity to be of service in the development of your pavement management plan.

Please indicate your acceptance of the terms, scope of work and fee by signing and returning a copy to our office. A facsimile signature is sufficient to indicate your understanding of the proposed agreement. If you have any questions or concerns, please do not hesitate to call. This proposal is valid for 120 days from receipt. Additionally, the proposal may become null and void 12 months from the date of acceptance by the client, if the work has not been authorized to begin within that time.

Sincerely,



Michael G. Morgan
Senior Project Manager

Agreed to and accepted this date:

Signature

Printed Name

Title / Authorizing Agent

Agreed to and accepted this date:

1/2/2020



Signature

Doug Sprouse

Printed Name

Mayor

Title / Authorizing Agent

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING PAYMENT OF AN
INVOICE
PROJECT NO. 18BPC1**

WHEREAS, Springdale municipal code sec. 2-158 requires approval of the governing body before paying any bill that exceeds \$1,000,000 , and

WHEREAS, the City of Springdale has contracted with Milestone Construction Company, LLC to construct/renovate the Springdale Municipal Campus, and

WHEREAS, The City has received an invoice for \$1,504,755.83 for construction expenses for December 2019.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Mayor and City Clerk are hereby authorized to pay Milestone Construction Company, LLC \$1,504,755.83 with funds from the 2018 Bond Construction Fund.

PASSED AND APPROVED this 14th day of January, 2020.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

RECEIVED

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER: City of Springdale
201 Spring Street
Springdale, AR 72764

PROJECT: Springdale Municipal Campus
201 Spring Street
Springdale, AR 72764

FROM CONTRACTOR: Milestone Construction Company, LLC
2002 South 48th Street
Suite A
Springdale, AR 72762

ARCHITECT: Duvall Decker Architects, P.A.
2915 North State Street
Jackson, MS 39216

APPLICATION NO: 6
PERIOD TO: Dec 31, 2019
PROJECT NOS: 1371

Distribution to:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR

CONTRACT DATE: Jul 31, 2019

CONTRACT FOR: Springdale Municipal Campus

APPLICATION AND CERTIFICATE FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation sheet is attached.

- 1. ORIGINAL CONTRACT SUM \$ 35,855,288.00
- 2. Net change by change orders \$ 0.00
- 3. CONTRACT SUM TO DATE (Line 1 +/- 2) \$ 35,855,288.00
- 4. TOTAL COMPLETED & STORED TO DATE \$ 5,990,983.39
- 5. RETAINAGE: (Column G on G703)
- 6. TOTAL EARNED LESS RETAINAGE \$ 299,549.17
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 4 less Line 5 Total)
- 8. CURRENT PAYMENT DUE \$ 4,186,678.39
- 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 30,163,853.78

By: Arkansas Date: Dec 1, 2019
State of: Washington
County of: Sumner
Subscribed and sworn to before me this 24 day of January

Notary Public: Summer Nicole Cross
My Commission expires: 12/8/29

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of Work is in accordance with the Contract Documents, and the Contractor is entitled to the payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 1,504,755.83

(Attach explanation if amount certified differs from the amount applied for. Initial figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Change Order approved in previous months by Owner	0.00	0.00
APPROVED THIS MONTH		
Number	Date Approved	
Current Total:		0.00
Net Change by Change Orders		0.00

ARCHITECT: Duvall Decker Architects, P.A. Date: Jan 5 2020
By: [Signature]

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE PURCHASE OF
PROPERTY LOCATED AT 305 N. MAIN STREET,
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.**

WHEREAS, Carol Kendrick currently owns property located at 305 N. Main Street, Springdale, Washington County, Arkansas, Parcel Number 815-29992-000, ("the Property"), and more particularly described as follows:

Part of Block Six (6) in the Original Town of Springdale, Washington County, Arkansas, more particularly described as follows: From the Southwest corner of Block Six (6) in the Original Town of Springdale, proceed North 20.00 feet, thence S89°52'40"E 10.00 feet to the point of beginning and running thence North 102.50 feet; thence S89°52'40"E 132.00 feet; thence South 102.50 feet; thence N89°52'40"W 132.00 feet to the point of beginning and containing 0.311 acres, more or less.

Subject to easements, right-of-ways, and protective covenants of record, if any.
Subject to all prior mineral reservations and oil and gas leases.

WHEREAS, the owner has agreed to sell the Property to the City of Springdale for the total sum of \$195,000.00, said amount being based on the owner's appraisal.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS that the Mayor is hereby authorized to execute all documents necessary for the acquisition of the Property in the amount of \$195,000.00, plus associated closing costs, to be paid from the proceeds of the sale of the City's properties on Spring Street through the Capital Improvement Program Fund.

PASSED AND APPROVED this _____ day of _____, 2020.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

THE REAL ESTATE CONSULTANTS
118 N. East Ave, P.O. Box 747
Fayetteville, AR 72702
(479) 442-0762

12/31/2019

Carol Kendrick
Carol Kendrick
633 N. Shiloh Street
Springdale, AR 72764

Re: Property: 305 N Main St
Springdale, AR 72764
Borrower: Carol Kendrick
File No: 19-0093

Opinion of Value: \$ 195,000
Effective Date: 12/23/2019

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Larry D. Kennedy
Certified General Appraiser
License or Certification #: CG 1806
State: AR Expires: 06/30/2020
Larry@trecinc.net

Borrower	Carol Kendrick	File No.	19-0093
Property Address	305 N Main St		
City	Springdale	County	Washington
Lender/Client	Carol Kendrick	State	AR
		Zip Code	72764

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SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	305 N Main St
	Legal Description	See legal description
	City	Springdale
	County	Washington
	State	AR
	Zip Code	72764
	Census Tract	0112.00
	Map Reference	22220
SALES PRICE	Sale Price	\$
	Date of Sale	
CLIENT	Borrower	Carol Kendrick
	Lender/Client	Carol Kendrick
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	
	Price per Square Foot	\$
	Location	C. Springdale
	Age	49
	Condition	Average/Well Maint
	Total Rooms	10
	Bedrooms	4
	Baths	3
APPRAISER	Appraiser	Larry D. Kennedy
	Date of Appraised Value	12/23/2019
VALUE	Opinion of Value	\$ 195,000

Borrower:	Carol Kendrick	File No.	19-0093
Property Address	305 N Main St		
City	Springdale	County	Washington
		State	AR
Lender/Client	Carol Kendrick	Zip Code	72764

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- ☐ Self Contained (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- ☒ Summary (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- ☐ Restricted Use (A written report prepared under Standards Rule 2-2(c) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is:
Addendum-Exposure/Marketing Time

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements.


It is assumed that the current use as a multi-family (duplex) is functioning under the highest and best use scenario. This considers the current and past zonings of the property. Currently the property is zoned as Form-Based NC2. Under this zoning the current use is not permitted. However, the current use is "Grandfathered" from a previous zoning that did allow duplex property. It is my understanding that if the property in the current state is occupied with no consecutive six month vacancy the "grandfathered" status remains in effect. However, if for any reason the improvements are demolished or destroyed the improvements may not be rebuilt as a duplex. Please note the enclosed zoning map and regulations within this document. The regulations do not permit duplex properties, but do allow certain other types of multi-family improvements such as row houses, triplexes and fourplexes. As an example if the improvements were destroyed it could be rebuilt as a tri-plex; however, the minimum height would be two stories. Under no circumstances would a duplex be in compliance regardless of the number of levels.

One could surmise that unless the current improvements were reconfigured to an allowable usage (which would require a building permit by the City) then the current improvements would have no value or would suffer from extreme obsolescence under the enclosed definition of market value and per the City ordinance for NC2 zoning. If this is true the market value of the underlying land would be valued as if vacant and ready for development of any of the allowable usage as outlined by the Form-Based NC2. That being said this new utility may or may not increase the value of the underlying land. However, assuming the current usage will continue then the market value of the land will be based on values as dictated by the market under current usage (duplex). Also note the in the enclosed definition of "Market Value" the added caveat to this definition of "Leased Fee" interest. Leased fee interest may be defined as follows:

leased fee interest

An ownership interest held by a landlord with the rights of use and occupancy conveyed by lease to others. The rights of the lessor (the leased fee owner) and the lessee are specified by contract terms contained within the lease.

APPRAISER:

Signature: 
Name: Larry D. Kennedy
Title: Certified General Appraiser
Date Signed: 12/31/2019
State Certification #: CG 1806
or State License #:
State: AR
Expiration Date of Certification or License: 06/30/2020
Effective Date of Appraisal: 12/23/2019

SUPERVISORY APPRAISER (only if required):

Signature: _____
Name: _____
Title: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____
Supervisory Appraiser inspection of Subject Property:
☐ Did Not ☐ Exterior-only from street ☐ Interior and Exterior

FIRREA / USPAP ADDENDUM

Borrower Carol Kendrick

Property Address 305 N Main St

City Springdale

County Washington

State AR

Zip Code 72764

Lender/Client Carol Kendrick

Purpose

To determine the market value of the leased fee interest of the lot and improvements

Scope

See Addendum

Intended Use / Intended User

Intended Use Is to quantify the value for of the subject property under the current utility

Intended User: is Carol Kendrick. The user is also the client. No other intender used is noted or implied.

Any other party that relies on the information in this report does so at their own risk

History of Property

Current listing information: None

Prior sale: None

Exposure Time / Marketing Time

Firera/USPAP Addendum-Exposure/Marketing Time

Personal (non-realty) Transfers

None noted

Additional Comments

The subject property is located in central Springdale and is located approximately three blocks to the north of Emma Avenue which is considered part of the downtown footprint. It appears the City's intentions are to perpetuate the Emma Avenue corridor by re-zoning this corridor to become more pedestrian friendly to the revitalization of the downtown area. Every neighborhood and or structure has a life cycle. They are new construction, stabilization, decline and renaissance. In this particular situation the subject's neighborhood (downtown corridor) is in the renaissance phase. This is similar to the trends of other metropolitan areas in NW Arkansas such as Rogers, Bentonville and Fayetteville. The neighborhood of the subject property could be approximately four blocks to the north and south of Emma Avenue and this area could be more precisely Huntsville to the north, Thompson to the west, Grove to the south and Water Street to the east.

Certification Supplement

1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.
2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

Appraiser(s): Larry D. Kennedy

Effective date / Report date:

12/23/2019

Supervisory Appraiser(s):

Effective date / Report date:

DEFINITION OF MARKET VALUE

DEFINITIONS OF VALUE

Given the scope and intended use of this assignment, the following definition of value is applicable:

Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming that the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: Office of Comptroller of the Currency (OCC), Title 12 of the Code of Federal Regulation, Part 34, Subpart C - Appraisals, 34.42 (g); Office of Thrift Supervision (OTS), 12 CFR 564.2 (g); This is also compatible with the FDIC, FAS and NCUA definitions of market value

It should be noted that market value and market price (what price a property actually sells for) are often not the same. The appraiser's estimate of market value is his prediction of the most likely selling price under the stated conditions of the report. Actual market prices are often influenced by unknown or hidden factors; thus, an appraisal does not guarantee that a sale will occur at market value.

There is one caveat to this definition of Market Value and that is "Leased Fee Interest". This property is occupied by tenants with the anchor being Grand Savings Bank.

Leased Fee may be defined as follows:

An ownership interest held by a landlord with the rights of use and occupancy conveyed by lease to others. The rights of the lessor (the leased fee owner) and the lessee are specified by contract terms contained within the lease.

Zoning Map

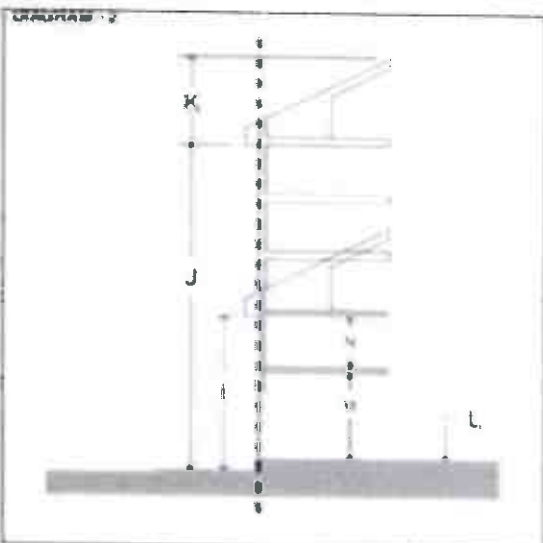
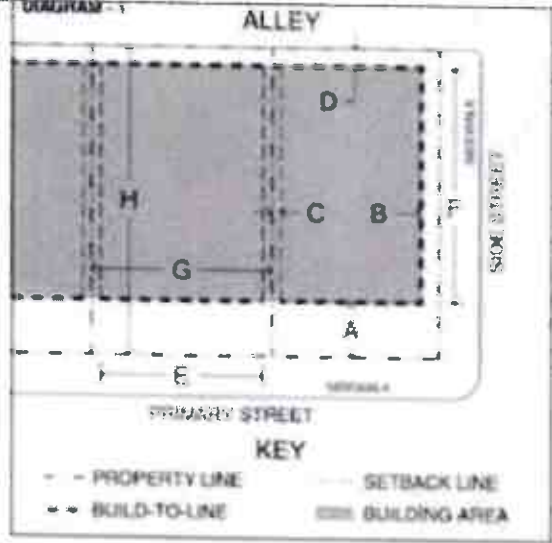
Borrower	Carol Kendrick			
Property Address	305 N Main St			
City	Springdale	County	Washington	State AR Zip Code 72764
Lender/Client	Carol Kendrick			



ZONING REGULATION P. 1

The intent of this Building Envelope Standard is to regulate the physical form of the Neighborhood Center Type 2 areas, which are typically neighborhood mixed-use areas, in order to establish, preserve or enhance the existing vibrant, pedestrian-oriented character of these areas while allowing flexibility in use. The physical form of these mixed-use areas follow the existing pattern of the area wherein there is a great variety of building types set back from the sidewalk with a common front yard or front courtyard. This intent statement and the images shown below are advisory only.

EXAMPLES OF CHARACTER



I - BUILDING PLACEMENT

BUILD-TO-LINE:

(A) PRIMARY STREET	25' Min. (50' Max. (1) (13))
(B) SIDE STREET	10' Min. (25' Max. (13))

SETBACK:

(C) SIDE	10' Min. (10' Max. (2))
(D) ALLEY	5' Min. (10' Max. (2))

II - BUILDING HEIGHT

(J) BUILDING HEIGHT MINIMUM	2 Stories and 35'
(K) BUILDING HEIGHT MAXIMUM	3 stories and 45' (8)
(L) MAX FROM B.O. EAVE TO 1 ST FLOOR CEILING	10' Max.
(M) FINISHED GROUND FLOOR LEVEL	6' Min. (3' Max.) Back of Sidewalk Or Adjacent Lot Level For Residential All Other Uses are Max (2')
(N) FIRST FLOOR CEILING HTS	12' Min. (7' to 12')
(O) UPPER FLOORS CEILING HTS	8' Min. (7' to 12')

ZONING REGULATION P 2

BUILDING FORM:

- (K) PRIMARY STREET At Least 80% of Build-to-Line (4)
- (F) SIDE STREET At Least 25% of Build-to-Line
- (G) LOT WIDTH Per Existing
- (M) LOT DEPTH Per Existing

- (P) MEZZANINES AND PODIUMS Mezzanines and Podiums Greater Than 1/3 of the Floor Plate Area Shall Be Counted as a Full Story

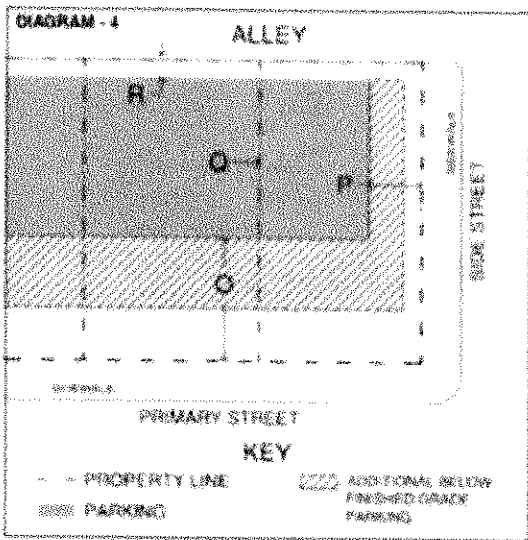
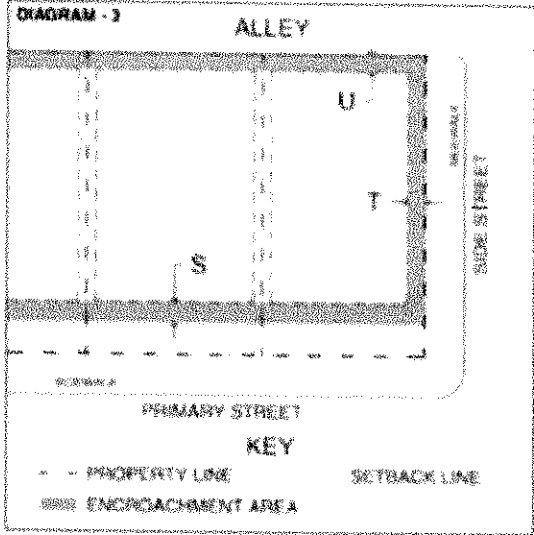
III - BUILDING TYPES

- Triples and Fourplexes
- Rowhouse and Courtyard
- Rowhouse Stacked Units
- Courtyard Building
- Commercial Back Building
- Live / Work Units
- Linear Building
- Office / Institutional (2)

FOR REFERENCE NOTES REFER TO PAGE 3-22 OF THIS DISTRICT.

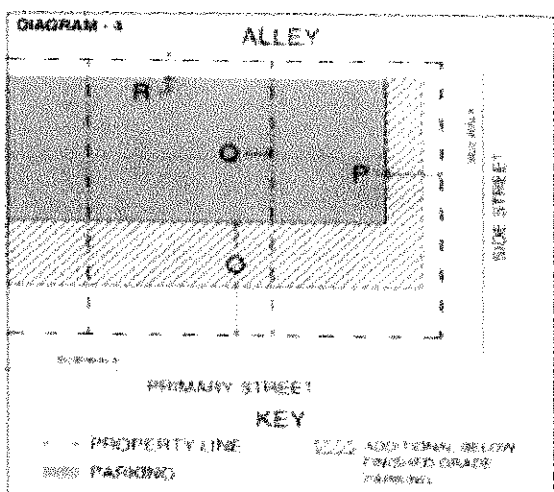
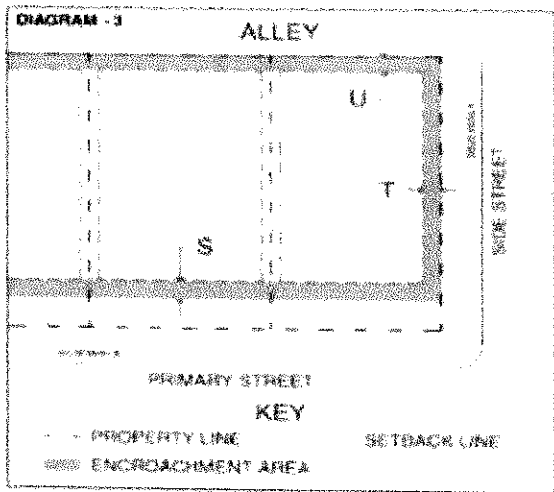
See Section 4.0 Building Development Standards for further details.

3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CENTER TYPE 2



ZONING REGULATION P. 3

3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CENTER TYPE 2



IV - ENCROACHMENTS

LOCATION:

- | | |
|--------------------|---------------|
| (S) PRIMARY STREET | 12' Max |
| (T) SIDE STREET | 10' Max |
| (U) ALLEY | 5' Max (THIN) |

V - USE REQUIREMENTS

GROUND FLOOR: Office, Residential, Retail, Special

UPPER FLOOR(S): Office, Residential, Retail, Special

VI - PARKING REQUIREMENTS

LOCATION:

- | | |
|----------------------------|---|
| (R) PRIMARY STREET SETBACK | 30' Min (30') |
| (T) SIDE STREET SETBACK | 30' Min (11') |
| (S) SIDE SETBACK | 0' - 8' Surface Lot / Per Main Building if Structured Parking |
| (U) ALLEY SETBACK | 5' Min |

REQUIRED SPACES:

OFFICE, RETAIL AND SPECIAL USES: < 7,500 SQ FT: No Off-Street Parking Requirement; > 7,500 SQ FT: One (1) Space Per 1,250 SQ FT at Excess of the 7,500 SQ FT

RESIDENTIAL USES: One (1) Space Per Dwelling Unit

IV - ENCROACHMENTS

LOCATION:

- | | |
|--------------------|---------------|
| (S) PRIMARY STREET | 12' Max |
| (T) SIDE STREET | 10' Max |
| (U) ALLEY | 5' Max (THIN) |

V - USE REQUIREMENTS

GROUND FLOOR: Office, Residential, Retail, Special

UPPER FLOOR(S): Office, Residential, Retail, Special

VI - PARKING REQUIREMENTS

LOCATION:

- | | |
|----------------------------|---|
| (R) PRIMARY STREET SETBACK | 30' Min (30') |
| (T) SIDE STREET SETBACK | 30' Min (11') |
| (S) SIDE SETBACK | 0' - 8' Surface Lot / Per Main Building if Structured Parking |
| (U) ALLEY SETBACK | 5' Min |

REQUIRED SPACES:

OFFICE, RETAIL AND SPECIAL USES: < 7,500 SQ FT: No Off-Street Parking Requirement; > 7,500 SQ FT: One (1) Space Per 1,250 SQ FT at Excess of the 7,500 SQ FT

RESIDENTIAL USES: One (1) Space Per Dwelling Unit

ZONING REGULATION P 4

VII - REFERENCE NOTES

1. The Build-to-Line must match the average Front Facade Line of the Block Face, and lots with NO Primary Street frontage (abutting adjacent properties) are exempt from the Primary Street Build-to-Line dimensional requirements, and are only required to have a five foot (5') setback on said frontage.

2. For buildings with Dwelling Units primarily opening to side yards, Side Setback is required to be ten feet (10'). Buildings higher than three (3) stories or forty feet (40') are required to have a ten foot (10') Side Setback.

3. Lots with NO Alley Frontage (abutting adjacent properties) are required to have a ten foot (10') setback on said Frontage.

4. The percentage (%) for the Primary Street can be adjusted to fifty percent (50%) in the case of the following Building Types: Courtyard Rowhouse and Courtyard Building.

5. On Thompson Street (U.S. 71B) between W. Johnson Avenue and W. Maple Avenue, the Building Height Maximum is five (5) stories and sixty-five feet (65').

6. The Civic / Institutional Building Type shall be allowed as a conditional Building Type in Neighborhood Center Type 2.

7. If no alley is present, no rear encroachment is allowed.

8. If the setback from an existing alley is less than five feet (5'), the allowed encroachment shall be equal to or less than existing setback dimension.
9. On the following streets, ONLY residential uses are permitted on the both the Ground Floor and Upper Floors): E. Maple Street, Robert Circle, S. Water Street, Jason Court, Cornway Court, E. Grove Avenue, Allen Avenue and S. Cleveland Street. No other uses are permitted.

10. This figure reflects an additional dimension of thirty feet (30') beyond the Primary Street Build-to-Line for above grade parking. Below finished ground floor level parking can be coterminous with the Facade Line of the building.

11. This figure reflects an additional dimension of twenty feet (20') beyond the Side Street Build-to-Line for above grade parking. Below finished ground floor level parking can be coterminous with the Facade Line of the building.

12. Along Emma Avenue, Park Street and Holcomb Street, the build-to line is a minimum of 0 feet and a maximum of 10 feet.

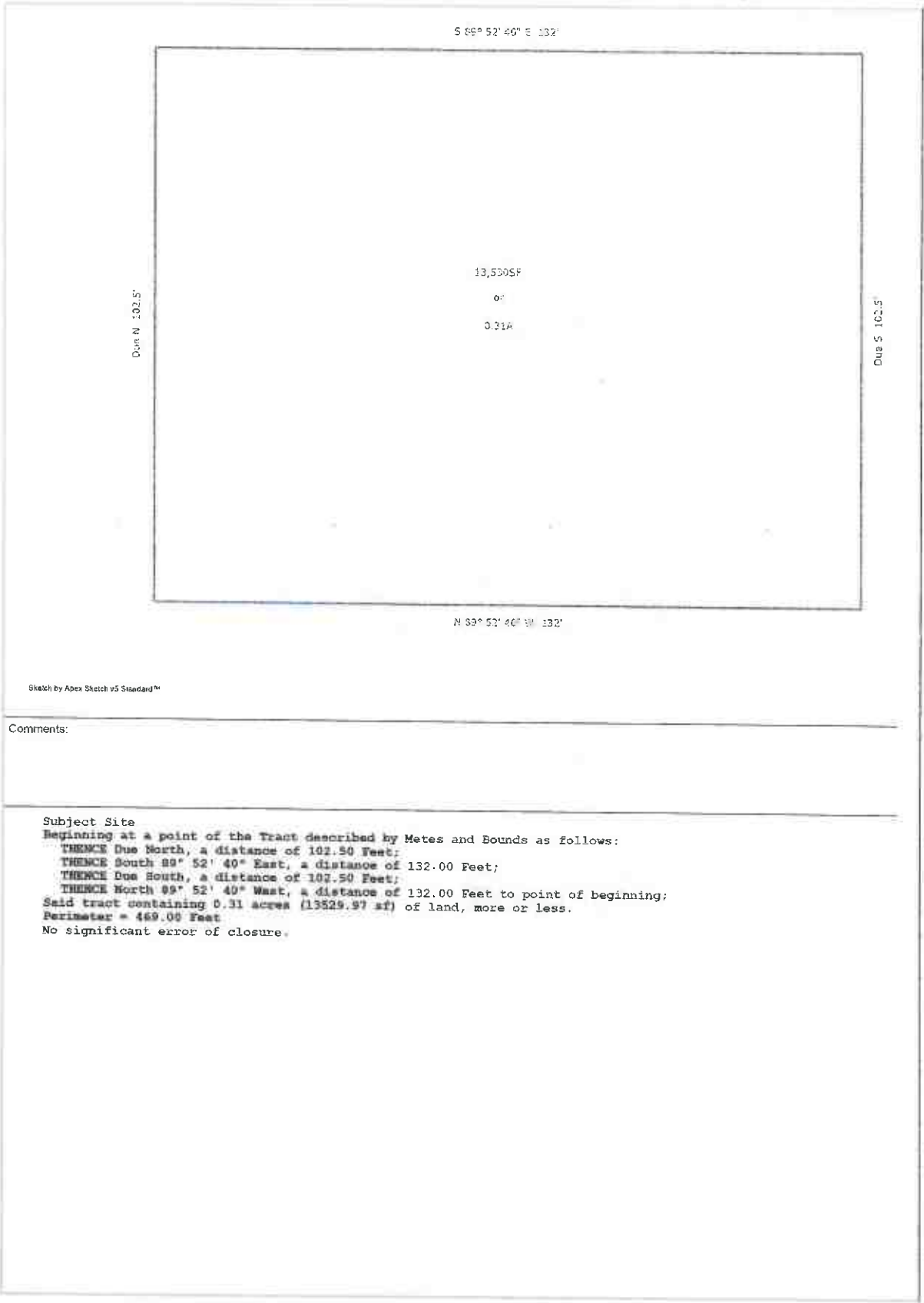
Legal Description

Part of BLock Six (6) in the Original Town of Springdale, Washington County, Arkansas, more particularly described as follows: From the Southwest corner of Block Six (6) in the Original Town of Springdale, proceed North 20.00 feet, thence S89°52'40"E 10.00 feet to the point of beginning and running thence North 102.50 feet; thence S89°52'40"E 132.00 feet; thence South 102.50 feet; thence N89°52'40"W 132.00 feet to the point of beginning and containing 0.311 acres, more or less.

Subject to easements, right-of-ways, and protective covenants of record, if any.

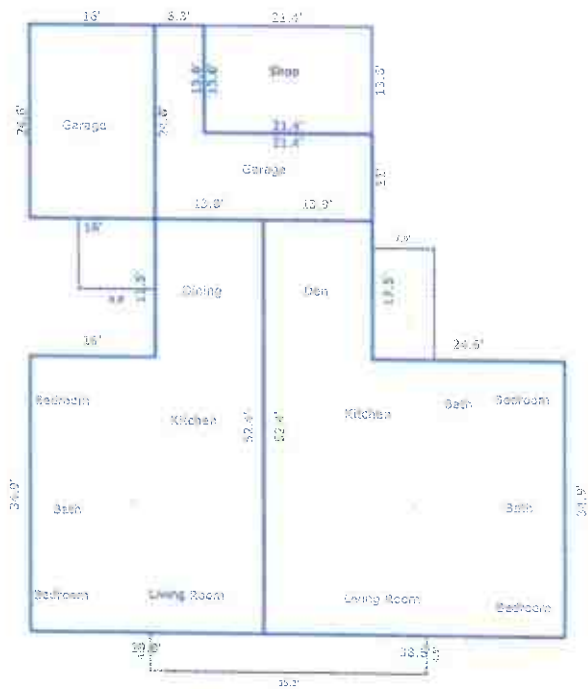
Subject to all prior mineral reservations and oil and gas leases.

Site Sketch



Building Sketch

Borrower	Carol Kendrick				
Property Address	305 N Main St				
City	Springdale	County	Washington	State	AR
Lender/Client	Carol Kendrick	Zip Code	72764		



Sketch by Apex Sketch v5 Standard™

Comments:

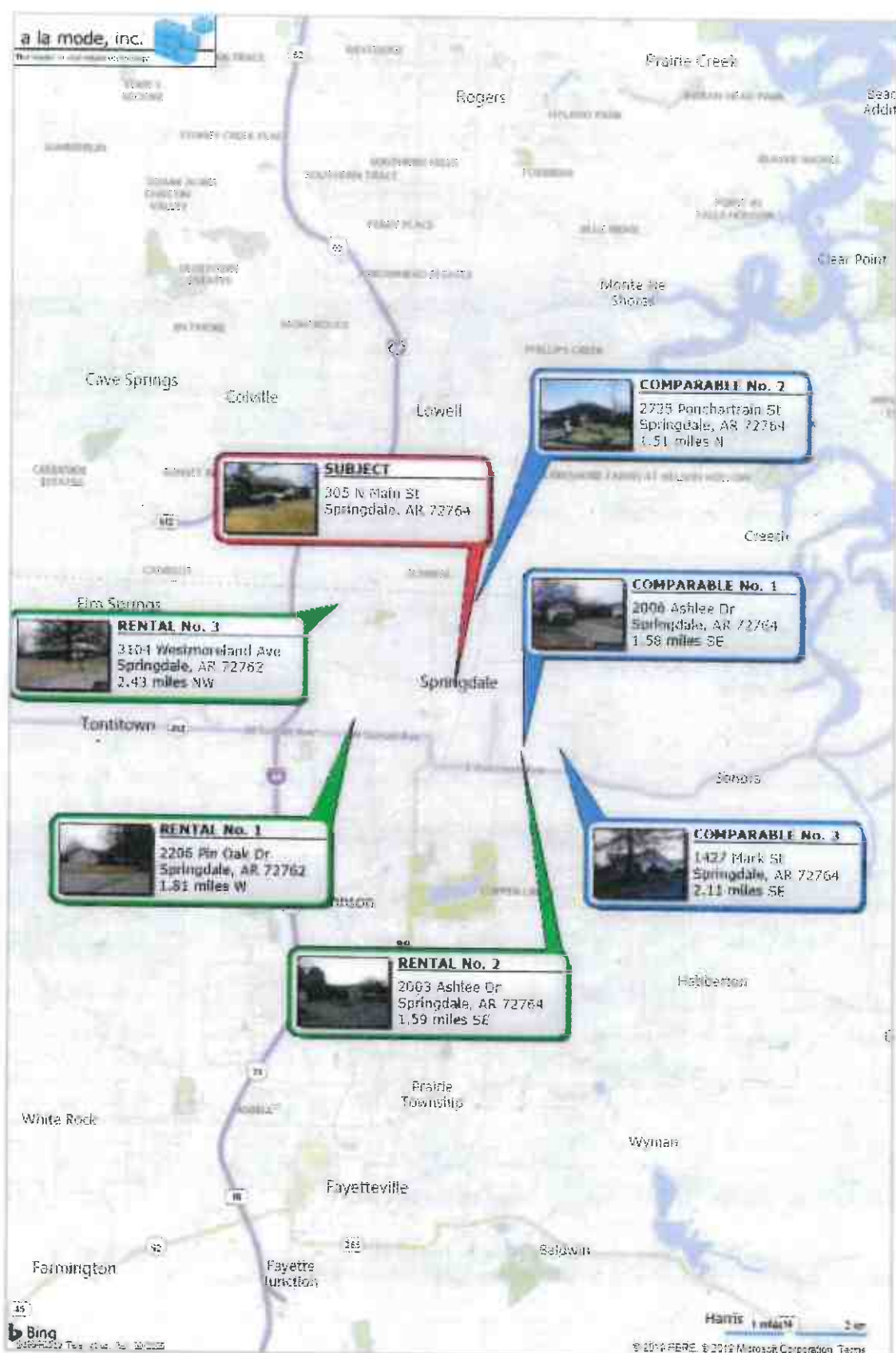
AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor-Unit A	1586.9000	
	First Floor-Unit B	1281.5200	2868.4200
GAR	Garage	393.6000	
	Garage	390.3800	783.9800
P/P	Frt Porch	172.4800	
	Porch	88.2000	
	Porch	110.6000	371.2800
OTH	Shop	291.0400	291.0400

LIVING AREA BREAKDOWN		
Breakdown		Subtotals
First Floor-Unit A		
38.50 x	34.90	1343.6500
17.50 x	13.90	243.2500
First Floor-Unit B		
29.80 x	34.90	1040.0200
17.50 x	13.80	241.5000

Net LIVABLE Area	(rounded)	2868	4 Items	(rounded)	2868
------------------	-----------	------	---------	-----------	------

Location Map

Borrower	Carol Kendrick				
Property Address	305 N Main St				
City	Springdale	County	Washington	State	AR Zip Code 72764
Lender/Client	Carol Kendrick				



Small Residential Income Property Appraisal Report

File # 19-0093

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address	305 N Main St	City	Springdale	State	AR	Zip Code	72764
Borrower	Carol Kendrick	Owner of Public Record	Carol Kendrick	County	Washington		
Legal Description	See legal description						
Assessor's Parcel #	815-29992-000	Tax Year	2018	R.E. Taxes \$	1,263		
Neighborhood Name	Springdale Original	Map Reference	22220	Census Tract	0112.00		
Occupant	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$	0	<input type="checkbox"/> PUD <input type="checkbox"/> HOA \$		<input type="checkbox"/> per year <input type="checkbox"/> per month	
Property Rights Appraised	<input type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input checked="" type="checkbox"/> Other (describe)	Leased Fee					
Assignment Type	<input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe)	To determine value for a potential sale					
Lender/Client	Carol Kendrick	Address	633 N. Shiloh Street, Springdale, AR 72764				
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Report data source(s) used, offering price(s), and date(s) Realtors MLS							

I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$	Date of Contract	Is the property seller the owner of public record?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Data Source(s)	
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No					
If Yes, report the total dollar amount and describe the items to be paid.					

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		2-4 Unit Housing Trends		2-4 Unit Housing		Present Land Use %	
Location	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	25 %
Built-Up	<input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	20 %
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	94	Low	Multi-Family	20 %
Neighborhood Boundaries See comments in the section- Additional Comments in the form				310	High	Commercial	35 %
FIRREA/USPAP Addendum				186	Pred.	Other	%
Neighborhood Description See comments in the section- Additional Comments in the form FIRREA/USPAP Addendum-front of the report							

Market Conditions (including support for the above conclusions) See addendum-Firrea/USPAP Addendum-Exposure/Marketing Time

Dimensions	See Legal Description/Sketch	Area	0.31	Shape	Rectangular	View	Residential
Specific Zoning Classification	NC2	Zoning Description	Form-Based Neighborhood Center type 2				
Zoning Compliance	<input type="checkbox"/> Legal <input checked="" type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)						
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe This is based on the current zoning, NC2. The current use even though providing a good income stream is not permissible under this ordinance.							
Utilities	Public Other (describe)	Public Other (describe)	Off-site Improvements - Type		Public	Private	
Electricity	<input checked="" type="checkbox"/> <input type="checkbox"/>	Water	<input checked="" type="checkbox"/> <input type="checkbox"/>	Street	Asphalt	<input checked="" type="checkbox"/> <input type="checkbox"/>	
Gas	<input checked="" type="checkbox"/> <input type="checkbox"/> Natural	Sanitary Sewer	<input checked="" type="checkbox"/> <input type="checkbox"/>	Alley	None	<input type="checkbox"/> <input type="checkbox"/>	
FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone	X	FEMA Map #	05143C0070F	FEMA Map Date	5/16/2008
Are the utilities and/or off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe							

General Description		Foundation		Exterior Description		materials/condition		Interior		materials/condition	
Units	<input checked="" type="checkbox"/> Two <input type="checkbox"/> Three <input type="checkbox"/> Four	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space		Foundation Walls	Concrete Blk/Avg	Floors	Carp/Vinyl/Avg				
<input type="checkbox"/> Accessory Unit (describe below)		<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement		Exterior Walls	Brick/Avg	Walls	Wd/DryWall/Avg				
# of Stories	1	# of bldgs.	1	Basement Area	sq.ft.	Roof Surface	Arch Shingles/new	Trim/Finish	Painted Wd/Avg		
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit	Basement Finish	%	Gutters & Downspouts	Yes	Bath Floor	Vinyl/Avg				
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.		<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump		Window Type	DP Vinyl/Avg	Bath Wainscot	Fiberglass/Avg				
Design (Style)	Trad	Evidence of <input type="checkbox"/> Infestation		Storm Sash/Insulated	None	Car Storage					
Year Built	1976	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement		Screens	Yes/Avg	<input type="checkbox"/> None					
Effective Age (Yrs)	15	Heating/Cooling		Amenities		<input checked="" type="checkbox"/> Driveway	# of Cars	3			
Attic	<input type="checkbox"/> None	<input type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant		Fireplace(s) #	0	Woodstove(s) #	0	Driveway Surface	Concrete		
<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs		<input checked="" type="checkbox"/> Other HVAC <input type="checkbox"/> Fuel Elec/Gas		Patio/Deck	2	Fence Chain Lk		<input checked="" type="checkbox"/> Garage	# of Cars	2	
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle		Cooling <input checked="" type="checkbox"/> Central Air Conditioning		Pool	None	<input checked="" type="checkbox"/> Porch Cov		<input type="checkbox"/> Carport	# of Cars	None	
<input type="checkbox"/> Finished <input type="checkbox"/> Heated		<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Other		<input checked="" type="checkbox"/> Other Shop		<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det.	<input type="checkbox"/> Built-in			
# of Appliances	Refrigerator 2	Range/Oven 2	Dishwasher 2	Disposal 2	Microwave	Washer/Dryer	2	Other (describe)			
Unit # 1 contains:	5 Rooms	2 Bedrooms	2	Bath(s)	1,587	Square Feet of Gross Living Area					
Unit # 2 contains:	5 Rooms	2 Bedrooms	1	Bath(s)	1,282	Square Feet of Gross Living Area					
Unit # 3 contains:	Rooms	Bedrooms		Bath(s)		Square Feet of Gross Living Area					
Unit # 4 contains:	Rooms	Bedrooms		Bath(s)		Square Feet of Gross Living Area					
Additional features (special energy efficient items, etc.) Ceiling fans/Window treatments/DP Windows/Shop											
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). I did not observe any substantial deferred maintenance. Overall both units are in average condition with some signs of dated interior amenities.											

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IMPROVEMENTS	Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe.															
	Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. At this time the subject does conform; however, as time passes and the affect of the new zoning is implemented this property will not conform. According to the Planning Dept the non complying properties will cease to exist when the Form-Based zoning is fully implemented due to attrition.															
	Is the property subject to rent control? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe															
	The following properties represent the most current, similar, and proximate comparable rental properties to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.															
COMPARABLE RENTAL DATA	FEATURE		SUBJECT		COMPARABLE RENTAL # 1			COMPARABLE RENTAL # 2			COMPARABLE RENTAL # 3					
	Address 305 N Main St Springdale, AR 72764		2206 Pin Oak Dr Springdale, AR 72762		2206 Pin Oak Dr Springdale, AR 72762			2003 Ashlee Dr Springdale, AR 72764			3104 Westmoreland Ave Springdale, AR 72762					
	Proximity to Subject		1.81 miles W		1.59 miles SE			2.43 miles NW								
	Current Monthly Rent		\$ 1,400		\$ 1,500			\$ 1,350			\$ 1,500					
	Rent/Gross Bldg. Area		\$ 0.49 sq.ft.		\$ 0.68 sq.ft.			\$ 0.60 sq.ft.			\$ 0.51 sq.ft.					
	Rent Control		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
	Data Source(s)		Owner		MLS 1088188/Ass 815-22284-000			MLS 1127974/Ass 815-24392-000			MLS 1091323/Ass 815-20271-000					
	Date of Lease(s)		Unk		08/23/18			10/04/19			10/05/18					
	Location		C. Springdale		Similar			Similar			Similar					
	Actual Age		43		43			34			37					
	Condition		Average/Well Maint		Similar			Inferior			Similar					
	Gross Building Area		2,869		2,200			2,238			2,946					
	Unit Breakdown		Rm Count Size Sq. Ft.		Rm Count Size Sq. Ft.		Monthly Rent		Rm Count Size Sq. Ft.		Monthly Rent		Rm Count Size Sq. Ft.		Monthly Rent	
	Unit # 1		5 2 2 1,587		5 2 2 1,100		\$ 750		5 2 1 1,119		\$ 675		5 2 1.1 1,473		\$ 750	
	Unit # 2		5 2 1 1,282		5 2 2.1 1,100		\$ 750		5 2 1 1,119		\$ 675		5 2 1.1 1,473		\$ 750	
Unit # 3																
Unit # 4																
Utilities Included		None		None		None		None		None		None		None		
Appl/Garage		Ref/WD/St/DW/2Car		Ref/WD/St/DW/2Car		Ref/WD/St/DW/2Car		Ref/WD/St/DW/2Car		Ref/WD/St/DW/2Car		Ref/WD/St/DW/2Car		Ref/WD/St/DW/2Car		
Dk/Pat/CL/other		Por/Pat/CL/Shop		Por/Pat		Por/Pat		Por/Pat		Por/Pat		Por/Pat/PrivFence/		Por/Pat/PrivFence/		
Analysis of rental data and support for estimated market rents for the individual subject units reported below (including the adequacy of the comparables, rental concessions, etc.) Analyzing the above rental information as well as numerous others in the Springdale area it became apparent age does affect rental rates, but not to the extent as other factors. It appears rental rates are influenced by location, condition, SF, Bedroom/Baths and garages. The subject appears to score high on location, condition and square footage.																
SUBJECT RENT SCHEDULE	Rent Schedule: The appraiser must reconcile the applicable indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.															
	Leases		Actual Rents				Opinion of Market Rent									
	Unit #	Lease Date	Per Unit	Total Rents	Per Unit	Total Rents	Unit #	Lease Date	Per Unit	Total Rents	Unit #	Lease Date	Per Unit	Total Rents		
	1	Unk	Unk	\$ 800	\$ 800	\$ 800	2	Unk	Unk	\$ 600	\$ 600	3	Unk	Unk	\$ 675	
	2	Unk	Unk	\$ 600	\$ 600	\$ 600	4	Unk	Unk	\$ 675	\$ 675	5	Unk	Unk	\$ 675	
	3	Unk	Unk	\$ 600	\$ 600	\$ 600	6	Unk	Unk	\$ 675	\$ 675	7	Unk	Unk	\$ 675	
	4	Unk	Unk	\$ 600	\$ 600	\$ 600	8	Unk	Unk	\$ 675	\$ 675	9	Unk	Unk	\$ 675	
	Comment on lease data		I analyzed the above		Total Actual Monthly Rent		\$ 1,400		Total Gross Monthly Rent		\$ 1,475		Total Estimated Monthly Income		\$ 1,475	
	rental rates as well as 27 other duplex in		the City of Springdale to obtain market rates		Total Actual Monthly Income		\$ 1,400		Total Estimated Monthly Income		\$ 1,475		Total Estimated Monthly Income		\$ 1,475	
	Utilities included in estimated rents		<input type="checkbox"/> Electric <input type="checkbox"/> Water <input type="checkbox"/> Sewer <input type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Trash collection <input type="checkbox"/> Cable <input type="checkbox"/> Other													
	Comments on actual or estimated rents and other monthly income (including personal property) Unit A contract and market rents appear to be consistent. However, it does appear that unit B is rented in what may be referred to as "Deficit Rent". This may be defined as the amount that market rents exceeds contract rents (Actual rents). This creates a lease that is favorable to the tenant. This would be considered a positive leasehold. The owner states that Unit B is leased due to concerns for the tenant.															
	I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain															
	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.															
	Data Source(s) Assessor's Record															
	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.															
Data Source(s) Assessor's Records of Washington County																
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).																
ITEM		SUBJECT		COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3								
Date of Prior Sale/Transfer				11/29/18												
Price of Prior Sale/Transfer				190,000												
Data Source(s)		Assessor's Records		Assessor's Records		Assessor's Records		Assessor's Records								
Effective Date of Data Source(s)		12/24/19		12/24/19		12/24/19		12/24/19								
Analysis of prior sale or transfer history of the subject property and comparable sales Sale # 1 had a previous sale dated 11/29/18. In addition, there was a transfer dated 03/08/19. The transfer did not indicate a sales price and it is assumed that it was not arm's length.																

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There are 0 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 150,000 to \$ 250,000				
There are 42 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 157,000 to \$ 228,000				
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	305 N Main St Springdale, AR 72764	2006 Ashlee Dr Springdale, AR 72764	2725 Ponchartrain St Springdale, AR 72764	1427 Mark St Springdale, AR 72764
Proximity to Subject		1.58 miles SE	1.51 miles N	2.11 miles SE
Sale Price	\$	\$ 190,000	\$ 174,000	\$ 187,000
Sale Price/Gross Bldg. Area	\$ sq.ft.	\$ 65.07 sq.ft.	\$ 85.93 sq.ft.	\$ 90.95 sq.ft.
Gross Monthly Rent	\$ 1,475	\$ 1,700	\$ 1,400	\$ 1,200
Gross Rent Multiplier		111.76	124.29	155.83
Price per Unit	\$	\$ 95,000	\$ 87,000	\$ 93,500
Price per Room	\$	\$ 15,833	\$ 17,400	\$ 16,700
Price per Bedroom	\$	\$ 31,667	\$ 43,500	\$ 46,750
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Data Source(s)		MLS 1095303	MLS 1115809	MLS #1116112
Verification Source(s)		Ass Rec'd 815-24354-000	Ass Rec 815-35907-000	Ass Rec 815-31467-000
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sale or Financing		None Rept	None Rept	None Rept
Concessions				
Date of Sale/Time		11/29/18	07/10/19	07/22/19
Location	C. Springdale	SE Springdale	N. Springdale	E Springdale
Leasehold/Fee Simple	Leased Fee	Leased Fee	Leased Fee	Leased Fee
Site	0.31	0.31 Ac	0.21 Ac	0.25 Ac
View	Residential	Residential	Residential	Residential
Design (Style)	Trad	Trad	Trad	Trad
Quality of Construction	Average	Similar	Similar	Similar
Actual Age	49	33	14	26
Condition	Average/Well Maint	Inferior	Similar	Superior
Gross Building Area	2,869	2,920	2,025	2,056
Unit Breakdown	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Unit # 1	5 2 2	6 3 2	5 2 2	5 2 1
Unit # 2	5 2 1	6 3 2	5 2 2	5 2 1
Unit # 3				
Unit # 4				
Basement Description		None	None	None
Basement Finished Rooms	None	None	None	None
Functional Utility	Average	Average	Average	Average
Heating/Cooling	HVAC	HVAC	HVAC	HVAC
Energy Efficient Items	DP/CF/Wd Treat	DP/CF/Wd Treat	DP/CF/WinTreat	C. Fans/DP/Win, Tr
Parking On/Off Site	On site	On Site	On Site	On Site
Porch/Patio/Deck	Porch/Patio	Patio/Por	Por/Pat	Patios
Fencing	Chain Link Fence	None	CL Fencing	CL Fence
Garage	2-Single Car	2-2 car	2-Single car	2 Single Car
Shop	291 SF	None	None	None
Net Adjustment (Total)		\$ 1,210	\$ 17,540	\$ 15,605
Adjusted Sale Price		Net Adj. 0.6 %	Net Adj. 10.1 %	Net Adj. 8.3 %
of Comparables		Gross Adj. 26.7 %	Gross Adj. 31.9 %	Gross Adj. 30.6 %
Adjusted Price Per Unit (Adj. SP Comp / # of Comp Units)	\$	\$ 95,605	\$ 95,770	\$ 101,303
Adjusted Price Per Room (Adj. SP Comp / # of Comp Rooms)	\$	\$ 15,934	\$ 19,154	\$ 20,261
Adjusted Price Per Bdrm (Adj. SP Comp / # of Comp Bedrooms)	\$	\$ 31,868	\$ 47,885	\$ 50,651
Value per Unit	\$ 97,559 X 2	Units = \$ 195,118	Value per GBA \$ 83.61 X 2,869	GBA = \$ 239,877
Value per Rm.	\$ 18,450 X 10	Rooms = \$ 184,500	Value per Bdrms. \$ 43,468 X 4	Bdrms. = \$ 173,872
Summary of Sales Comparison Approach including reconciliation of the above indicators of value. See Addendum				
Indicated Value by Sales Comparison Approach \$ 195,000				
Total gross monthly rent \$ 1,475 X gross rent multiplier (GRM) 128 = \$ 188,800 Indicated value by the Income Approach				
Comments on income approach including reconciliation of the GRM I analyzed the above comparables GRM (gross rent multiplier). The average indicated by the comp sales is a 124 GRM and this is based on the actual gross income and not the potential gross income. Furthermore, I analyzed 25 duplex sales in Springdale without regard to location, age or configuration. This indicated a 134GRM for actual gross income and 117 for PGI. In my opinion the GRM for the subject should be between 117 and 134. I have utilized 128 as the GRM				
Indicated Value by: Sales Comparison Approach \$ 195,000 Income Approach \$ 188,800 Cost Approach (if developed) \$ 199,048				
I have analyzed, developed and reconciled all three approaches. The values indicated by these approaches developed values that are reasonably close. The Cost Approach usually establishes the high end of the value spectrum and the Income Approach indicates value based on an income stream and a estimated GRM. However, it is the appraiser's opinion that the Sales Approach best reflects the trends in the market. This is validated by the Income and Cost Approaches. The Sales Comparison Approach is based on the market's perception of the subject property. Value indicated is the average between the grid indicated value and the values of the individual components-value/unit/room/bedroom/GBA				
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair.				
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 195,000, as of 12/23/2019, which is the date of inspection and the effective date of this appraisal.				

Small Residential Income Property Appraisal Report File # 19-0093

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

I analyzed seven vacant lot sales that are residential lots, but not specifically multi-family. Also, I did not considered the location of the subject in regards to the location within the revitalization of the downtown area. However, I did analyze the size of the lot and if it was multi-family or SFR. The selling prices ranged from \$119,047/acre to \$189,772/acre. The average was \$147,000/acre and my opinion is the subject's value could be \$162,000/acre or \$50,000

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

OPINION OF SITE VALUE

Source of cost data Marshal & Swift Valuation Guide

DWELLING 2,869 Sq.Ft. @ \$ 60.19

Quality rating from cost service Avg Effective date of cost data 12/19

Sq.Ft. @ \$

Comments on Cost Approach (gross building area calculations, depreciation, etc.)

Appl/CF/Deck/Por/Shop/

There is physical deterioration due to the eff age in relation to useful economic life

Garage/Carport 784 Sq.Ft. @ \$ 24.36

The expected economic life of res income properties new could be in the 45 to 50

Total Estimate of Cost-New

year range. I did not discover any functional or economic obsolescence.

Less Physical Functional External

Measurements were gleaned from actual exterior measurements based on ANSI

Depreciation 61,735

standards. Lot sales were researched from the Assessor's records and MLS

Depreciated Cost of Improvements

Improvement \$/SF was gleaned from the M & S valuation guide (Duplexes)

"As-is" Value of Site Improvements

Utilities/Site/Lndscaping

Estimated Remaining Economic Life (HUD and VA only) 35 Years

INDICATED VALUE BY COST APPROACH

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☒ No Unit type(s) ☐ Detached ☒ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☒ No If Yes, date of conversion.

Does the project contain any multi-dwelling units? ☐ Yes ☒ No Data Source

Are the units, common elements, and recreation facilities complete? ☐ Yes ☒ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☒ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

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Small Residential Income Property Appraisal Report

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This report form is designed to report an appraisal of a two- to four-unit property, including a two- to four-unit property in a planned unit development (PUD). A two- to four-unit property located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements, including each of the units. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Small Residential Income Property Appraisal Report

File # 19-0093

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property, including all units. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison and income approaches to value. I have adequate market data to develop reliable sales comparison and income approaches to value for this appraisal assignment. I further certify that I considered the cost approach to value but did not develop it, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Small Residential Income Property Appraisal Report

File # 19-0093

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions, without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature [Signature]
Name Larry D. Kennedy
Company Name THE REAL ESTATE CONSULTANTS
Company Address 118 N. East Ave. P.O. Box 747 Fayetteville,
AR 72702
Telephone Number (479) 442-0762
Email Address larry@trcinc.net
Date of Signature and Report 12/31/2019
Effective Date of Appraisal 12/23/2019
State Certification # CG 1806
or State License # _____
or Other (describe) _____ State # _____
State AR
Expiration Date of Certification or License 06/30/2020

ADDRESS OF PROPERTY APPRAISED

305 N Main St
Springdale, AR 72764

APPRAISED VALUE OF SUBJECT PROPERTY \$ 195,000

LENDER/CLIENT

Name Carol Kendrick
Company Name Carol Kendrick
Company Address 633 N. Shiloh Street, Springdale, AR 72764
Email Address lct1950@cox-internet.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____
Telephone Number _____
Email Address _____
Date of Signature _____
State Certification # _____
or State License # _____
State _____
Expiration Date of Certification or License _____

SUBJECT PROPERTY

☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection _____
☐ Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection _____

Supplemental Addendum

File No. 19-0093

Borrower	Carol Kendrick				
Property Address	305 N Main St				
City	Springdale	County	Washington	State	AR Zip Code 72764
Lender/Client	Carol Kendrick				

Firera/USPAP Addendum-Exposure/Marketing Time

All real estate markets in NW Arkansas have recovered from the recession of 2007. The majority of the sub-markets in this area are performing well above the highs that were established prior to 2007. It has been reported the residential market has experienced a minor correction in recent months; however, statistics for the SFR market in Springdale indicates \$/SF has increased over the past 3 years by 16.7%. Also during that period the number of units built are down by 6% and the days on market are trending upward, but not at a dramatic pace. The National Association of Realtors indicates appreciation will continue thru 2020, but at a slower pace than has been prevalent over the past five years. Conversely, the income producing multi-unit market (duplexes, triplexes, four-plexes and apartments) continue to perform at a high level. These markets indicate low vacancies throughout the region and the demand by tenants has driven the rental rates upward in the past ten years. These issues are due in part to low unemployment in the region and the continued population growth in the region. Investors are looking for properties to add to their holdings. Nonetheless, according to the realtors MLS the average DOM for similar properties to the subject is 56 days with listed properties on the market for 37 days. In addition, over the past year in Springdale there have been forty-eight such units sold with an average selling price of \$186,223. Currently there are only two such units on the market and the average list price is \$255,000. It is mandatory to indicate exposure time in all appraisals. This is a hypothetical situation that is assumed to take place prior to the effective date of this report. This may or may not be similar to DOM. It is my opinion based on information from the MLS the potential exposure time for the subject property could be less than three months.

FIRREA/USPAP Addendum: SCOPEOFWORK_TXT

I inspected the subject property on December 23, 2019. The client indicated the appraisal should be based on market information and as improved under the current configuration. I was accompanied by the owner/client during the inspection. I viewed the interior of both sides of the subject property. During the inspection procedure I measured the exterior of the property utilizing ANSI standards. In addition, I contacted the planning department for information concerning the current zoning regulation and how it is implemented in situations pertaining to the "Grandfather" status (discussed in the form USPAP Identification). Furthermore, I utilized information from the Assessor's Office of Washington County as well as the Circuit Clerk's Office of Washington County. I also utilized information from the local realtors association MLS. After measurements were taken I noted any differences from what was indicated by the Assessor's Office. After the site and improvements inspection I inspected the neighborhood to ascertain the compatibility of the subject to surrounding properties. Properties noted in the area were an apartment complex, a school and a museum. Naturally, the neighborhood that is described elsewhere in this report is being transformed, albeit at a slow pace, into what is prescribed in the NC2 zoning regulations. All three approaches are developed in this report. The approaches were analyzed as to their relevance and reliability and then reconciled.

Small Income: Sales Comparison - Summary

In my opinion the above sales comparisons are the most compatible available at this time. The bedroom and bath configurations range from 3 bedroom/2 Bath to 2 bedroom/1 bath. They form a good bracket for value and bedroom/bath configuration to assist in developing an opinion of value. However, I was unable to bracket the age of the subject. Nonetheless, through the adjustment process it is my opinion the above comparables do represent values of duplexes in the subject's area. Also, the subject has one enclosed garage that is connected to Unit A. This appears to be heated and cooled by a in-wall heat pump. However, this area does not resemble the interior of the subject units. This room is adjusted separate from the garage configuration. The reader should be aware that in the line item adjustments in the grid if the comparable is inferior to the subject then a positive adjustment is required. If the comparable is superior to the subject then a negative adjustment is required. The square footage of all of the comparables are adjusted at the difference in SF of the subject and the comparable at \$35/SF. The actual age of the units are modestly adjusted at \$500/year between the comparable and the subject. It does not appear that age of the units are as important as condition. In the adjustment process the comparables are adjusted to resemble the subject as much as possible through monetary adjustments. I valued the subject as a duplex property that is not influenced by current zoning and the ramifications of the future intent of City Administration as to the ultimate disposition of the subject improvements. Comparable # 1 consists of two units with each having three bedrooms and two baths. These units are slightly larger than the subject which is due to the subject's Unit B being smaller with one less bath. In addition, this comparable has two-2 car garages as compared to the subject's one car garages. However, the comparable's two car garages do appear to be somewhat small compared to the normal two car garage. In addition, the condition of the comparable is inferior compared to the subject. This required a positive adjustment. Comparable # 2 is a newer duplex that is a great deal smaller than the subject; however, the configuration of this unit is similar compared to the subject. Comparable #3 is much smaller in SF compared to the subject. It does appear the condition and quality are similar compared to the subject. However, the MLS indicates it was in superior condition at the time of the sale. In addition, this comparable's units both have two bedrooms and one bath. The reader should also note the breakdown of values indicated at the bottom of the adjustment grid. These categories include value/unit, value/room, value/gross building area and value/bedrooms. These four have an average indication of value of \$198,342. The Adjustment grid indicates a value of \$195,000. The major difference between the grid value and the indicators based on unit, room, GBA and bedrooms is the relatively high value per SF. The grid value is based on the weighting of each comparables indicated value based on the amount of gross adjustment. The more the adjustment the less the weighting.

Subject Photo Page

Borrower	Carol Kendrick				
Property Address	305 N Main St				
City	Springdale	County	Washington	State	AR Zip Code 72764
Lender/Client	Carol Kendrick				



Subject Front

305 N Main St
Sales Price
Gross Building Area 2,869
Age 49



Subject Side



Subject /Side

Subject Photo Page

Borrower	Carol Kendrick				
Property Address	305 N Main St				
City	Springdale	County	Washington	State	AR Zip Code 72764
Lender/Client	Carol Kendrick				



Subject Garage/Shop

305 N Main St
Sales Price
Gross Building Area 2,869
Age 49



Subject Garage-Unit B



Street Scene

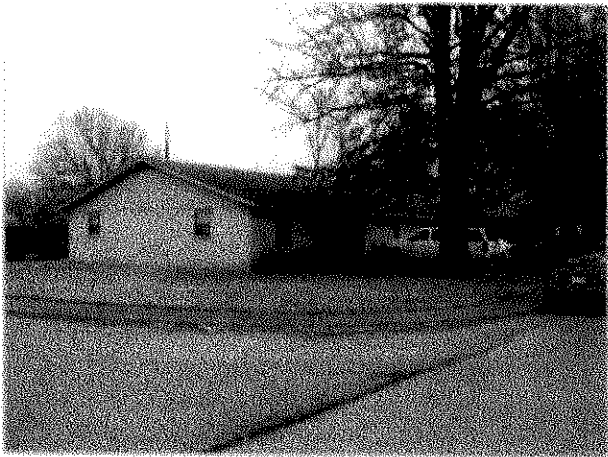
Interior Photos-

Borrower	Carol Kendrick				
Property Address	305 N Main St				
City	Springdale	County	Washington	State	AR
Lender/Client	Carol Kendrick	Zip Code	72764		



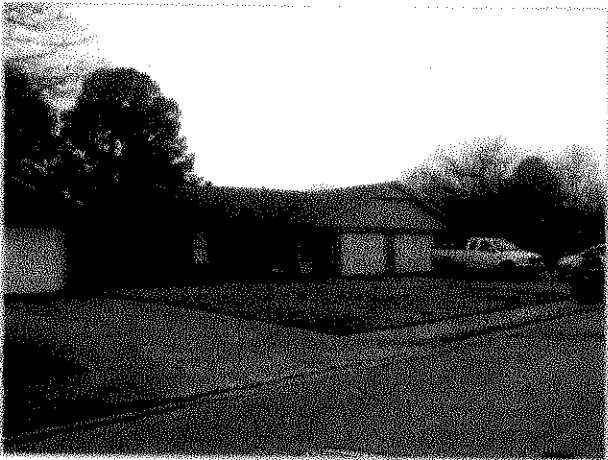
Rental Photo Page

Borrower	Carol Kendrick				
Property Address	305 N Main St				
City	Springdale	County	Washington	State	AR Zip Code 72764
Lender/Client	Carol Kendrick				



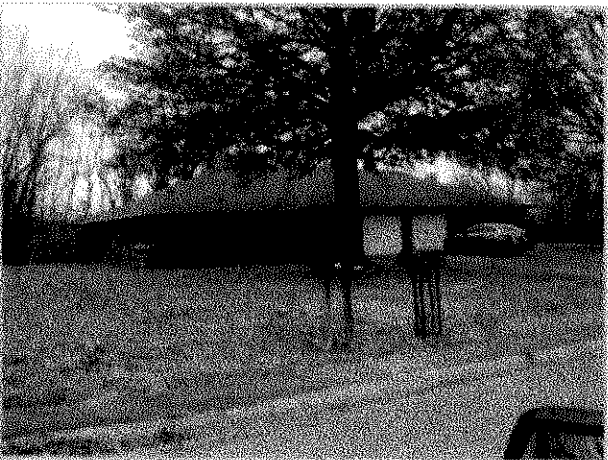
Rental 1

2206 Pin Oak Dr
Proximity to Subject 1.81 miles W
Gross Building Area 2,200
Age 43



Rental 2

2003 Ashlee Dr
Proximity to Subject 1.59 miles SE
Gross Building Area 2,238
Age 34



Rental 3

3104 Westmoreland Ave
Proximity to Subject 2.43 miles NW
Gross Building Area 2,946
Age 37

Comparable Photo Page

Borrower	Carol Kendrick				
Property Address	305 N Main St				
City	Springdale	County	Washington	State	AR
Lender/Client	Carol Kendrick	Zip Code	72764		



Comparable 1

2006 Ashlee Dr
Sales Price 190,000
G.B.A. 2,920
Age/Yr. Blt. 33



Comparable 2

2725 Ponchartrain St
Sales Price 174,000
G.B.A. 2,025
Age/Yr. Blt. 14



Comparable 3

1427 Mark St
Sales Price 187,000
G.B.A. 2,056
Age/Yr. Blt. 26

Comparable Photo Page

Borrower	Carol Kendrick				
Property Address	305 N Main St				
City	Springdale	County	Washington	State	AR Zip Code 72764
Lender/Client	Carol Kendrick				

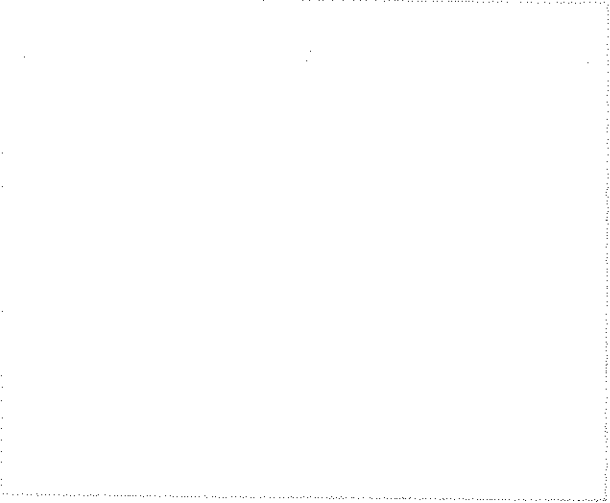
Comparable 4

Sales Price
G.B.A.
Age/Yr. Blt.



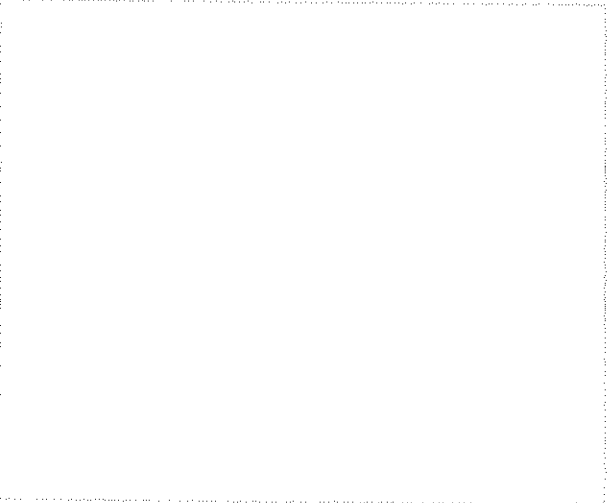
Comparable 5

Sales Price
G.B.A.
Age/Yr. Blt.



Comparable 6

Sales Price
G.B.A.
Age/Yr. Blt.



Warranty Deed

Main File No. 19-0093 Page # 29 of 31

Doc ID: 012291810002 Type: REL
Recorded: 08/18/2008 at 01:49:38 PM
Fee Amt: \$20.00 Page 1 of 2
Washington County, AR
Bette Standa Circuit Clerk
File # 2008-00017504

Waco Title Company
WARRANTY DEED
UNMARRIED

File #: 0803797-960

KNOW ALL MEN BY THESE PRESENTS:

That I, Delores C. Koehler, an unmarried person, hereinafter called Grantor for and in consideration of the sum of ONE AND 00/100--- DOLLARS---(\$1.00) ---and other good and valuable consideration in hand paid by Carol Kendrick, a married person, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Carol Kendrick, a married person, hereinafter called Grantee and unto her heirs and assigns forever, the following lands lying in Washington County, Arkansas to-wit:

Part of Block Six (6) in the Original Town of Springdale, Washington County, Arkansas, more particularly described as follows: From the Southwest corner of Block Six (6) in the Original Town of Springdale, proceed North 20.00 feet, thence S89°52'40"E 10.00 feet to the point of beginning and running thence North 102.50 feet; thence S89°52'40"E 132.00 feet; thence South 102.50 feet; thence N89°52'40"W 132.00 feet to the point of beginning and containing 0.311 acres, more or less.

Subject to easements, right-of-ways, and protective covenants of record, if any.
Subject to all prior mineral reservations and oil and gas leases.

To have and to hold the same unto the said Grantee and unto her heirs and assigns forever, with all appurtenances thereto belonging.

And I hereby covenant with said Grantee that I will forever warrant and defend the title to the said lands against all claims whatsoever.

WITNESS my hand and seal on this 27 day of MAY, 2006

I hereby certify under penalty of false swearing that a true and correct copy of this document has been placed on this certificate.

GRANTEE OF ABOVE: CAROL KENDRICK
GRANTOR'S ADDRESS:

501 W MAIN ST.
SPRINGDALE, AR 72764

Delores C. Koehler
Delores C. Koehler

RECORDED
INDEXED
SERIALIZED
FILED

File No. 19-0093

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider their own best interests; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, 2010.)

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

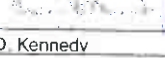
File No. 19-0093

CERTIFICATION: The appraiser certifies and agrees that:

- 1. The statements of fact contained in this report are true and correct.
- 2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- 4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- 5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- 6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- 9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
- 10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

ADDRESS OF PROPERTY ANALYZED: 305 N Main St. Springdale, AR 72764

APPRAISER:

Signature: 
Name: Larry D. Kennedy
Title: Certified General Appraiser
State Certification #: CG 1806
or State License #:
State: AR Expiration Date of Certification or License: 06/30/2020
Date Signed: 12/31/2019



SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
Name: _____
Title: _____
State Certification #: _____
or State License #: _____
State: _____ Expiration Date of Certification or License: _____
Date Signed: _____
☐ Did ☐ Did Not Inspect Property

ORDINANCE NO. _____

AN ORDINANCE CALLING FOR THE
SIMULTANEOUS DETACHMENT AND
ANNEXATION OF LAND CURRENTLY LOCATED
IN CAVE SPRINGS, BENTON COUNTY, ARKANSAS,
PURSUANT TO ARK. CODE ANN. §14-40-2101.

WHEREAS, Ark. Code Ann. §14-40-2101 provides a procedure by which property may be simultaneously detached from one municipality and annexed into an adjoining municipality; and

WHEREAS, the City of Springdale, Arkansas, desires to detach and annex the following described 3 tracts of property ("the Property") currently located in the City of Cave Springs, Benton County, Arkansas:

Tract 1: Benton County Tax Parcel No. 05-10221-000 (legal description also includes Benton County Tax Parcel No. 18-08358-000, which is already in the City of Springdale):

A part of the SW 1/4 of Section 12, and a part of the NW 1/4 of Section 13, all in Township 18 North, Range 31 West, Benton County, Arkansas, described as follows: Beginning at the N 1/4 Corner of said Section 13; thence N 0°00' E, 1198.8 feet to a point in the middle of Spring Creek; thence along the approximate centerline of said stream by the following courses; N 80°30' W, 440 feet; thence S 67°30' W 440 feet; thence S 59°10' W, 310 feet; thence S 57°10' W, 200 feet; thence S 57°30' W, 145.5 feet to the point of intersection with Highway 112 bridge; thence by the following courses, along the centerline of said Highway; Southerly with centerline of said bridge, (by Long Chord) S 4°31' E, 146.8 feet; thence S 8°21' E, 561.1 feet; thence South-easterly along a curve with average radius of approx. 1637 feet, and a Long Chord of S 24°05'40" E, 881.4 feet; thence S 42°13' E, 193.6 feet; thence along the centerline of a County Road by the following courses, N 62°44' E, 100.2 feet; thence N 78°34'30" E, 81.0 feet; thence N 83°54' E 649.7 feet; thence leaving said centerline, N 0°00' E, 761.0 feet to the POINT OF BEGINNING.

Subject to ROW for County Road, Highway 112 and a Water Distribution Line.

LESS AND EXCEPT: All such lands South of the Section 12/
Section 13 Section line.

Tract 2: Benton County Tax Parcel No. 05-10234-000 (legal description may also include Benton County Tax Parcel No. 18-08354-000, which is already in the City of Springdale):

Part of the Southwest Quarter of the Southeast Quarter of Section (12) and part of the Northwest Quarter of the Northeast Quarter of Section 13 all in Township Eighteen (18) North of the Range Thirty-One (31) West, being more particularly described as follows;

Beginning at the Southeast corner of the West Half of the Northwest Quarter of the Northeast Quarter of said Section 13, thence East, 80 feet; thence North - 141 feet to the spring; thence following the spring branch North 37 1/4 degrees West - 158 feet; thence North 6 1/4 degrees West - 187 feet; thence North 17 1/4 degree West - 185 feet; thence North 6 degrees West - 155 feet to an elm tree in ditch; thence North - 1,225 feet; thence West - 365 feet to the West line of the Southwest Quarter of the Southeast Quarter of said Section 12; thence South - 1,965 feet to the Southwest corner of the Northwest Quarter of the Northeast Quarter of said Section 13; thence in East - 660 feet to the point of beginning; Containing 27.3 acres more or less in Benton County, Arkansas.

Also subject to a 25 foot easement of equal and uniform width, the centerline of said access easement being described as beginning a point South - 2055 feet, and East - 220 feet, of the Northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 12, said point being in the center of Wagon Wheel Road, thence along said access centerline North - 1380 feet to the North line of the above described 27.3 acre tract, and at the end of said access easement

LESS AND EXCEPT: All such lands South of the Section 12/
Section 13 Section line.

Tract 3: Benton County Tax Parcel No. 05-10234-001:

Part of the West Half of the Southeast Quarter of Section (12) In Township Eighteen (18) North of the Range Thirty-One (31) West, being more particularly described as follows;

Beginning at the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 12, thence North, 165 feet; thence East - 330 feet; thence South 165 feet to South line of the Northwest Quarter of the Southeast Quarter of said Section 12; thence East - 235 feet; thence South - 675 feet; thence West - 565 feet to the West line of the Southwest Quarter, of the Southeast Quarter of said Section 12; thence North - 675 feet to the point of beginning. Containing 10.0 acres more or less in Benton County Arkansas

Also subject to a 25 foot easement of equal and uniform width, the centerline of said access easement being described as beginning a point South - 2055 feet, and East - 220 feet, of the Northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 12, said point being in the center of Wagon Wheel Road, thence along said access centerline North - 1380 feet to the South line of the above described 10 acre tract, and at the end of said access easement

WHEREAS, a map showing the location of the Property is attached hereto as Exhibit "A"; and

WHEREAS, the City of Springdale proposes this action at the request of the owners of the Property, and the City of Springdale stands ready to provide all municipal services to the Property; and

WHEREAS, the City of Springdale, Arkansas, wishes to comply with the provisions of Ark. Code Ann. §14-40-2101;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS:

Section 1: That the Property described herein and in the attached Exhibit "A" be simultaneously de-annexed from the City of Cave Springs, Arkansas, and annexed into the City of Springdale, Arkansas, pursuant to Ark. Code Ann. §14-40-2101;

Section 2: That the City Clerk is hereby directed to send a copy of this ordinance to the governing body of the City of Cave Springs, Arkansas, pursuant to Ark. Code Ann. §14-40-2101(a);

Section 3: Pursuant to Ark. Code Ann. §14-40-2101(b)(2), the City of Cave Springs, Arkansas, shall conduct a public hearing within sixty (60) days of the date of passage of this ordinance;

Section 4: Pursuant to Ark. Code Ann. §14-40-2101(b)(3), the City Clerk of the City of Springdale, Arkansas, is directed to publish a legal notice of the public hearing at least fifteen (15) days prior to the public hearing, and such notice shall set out the legal description of the property proposed to be detached and annexed;

Section 5: If the City Council for the City of Cave Springs, Arkansas, approves the proposed detachment and annexation ordinance, the City of Springdale shall proceed to render services to the newly annexed area, pursuant to Ark. Code Ann. §14-40-2101(c)(2);

Section 6: If the City Council for the City of Cave Springs, Arkansas, approves the proposed detachment and annexation ordinance, and if no suit is brought within thirty (30) days to review the mutual actions of the City of Springdale and the City of Cave Springs, then the detachment and annexation of the land shall be final, pursuant to Ark. Code Ann. §14-40-2101(d), and the City Clerk of the City of Springdale, Arkansas, shall at that time certify a copy of the plat of the annexed property and a copy of the ordinances passed to the County Clerk of Benton County, Arkansas, pursuant to Ark. Code Ann. §14-40-2101(e)(2), who shall forward a copy of each document to the Secretary of State for the State of Arkansas, who shall file and preserve them.

PASSED AND APPROVED this _____ day of _____ 2020.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney



ARKANSAS GIS OFFICE

Department of Transformation
and Shared Services
Governor Asa Hutchinson
Secretary Amy Fecher
Director Shelby Johnson

January 3, 2020

Mr. Bill Watkins
Attorney at Law
Watkins, Boyer, Gray & Curry, PLLC
1106 W. Poplar
Rogers, AR 72756

RE: Detach from Cave Springs with Annex into Springdale

Mr. Watkins,

Thank you for coordinating with our office as you seek to detach property in Cave Springs and annex said property into the City of Springdale, AR located in Section 12, Township 18 North, Range 31 West. This letter represents confirmation that you have properly coordinated with our office (Arkansas GIS Office) as specified in § 14-40-101 (Act 914 of 2015) of the 90th General Assembly.

Our office will wait completion of any additional steps necessary for the proposed boundary change, which normally comes from the Arkansas Secretary of State Elections Division after any appropriate filing by your County Clerk.

Thank you,

Jennifer Wheeler, GIS Analyst

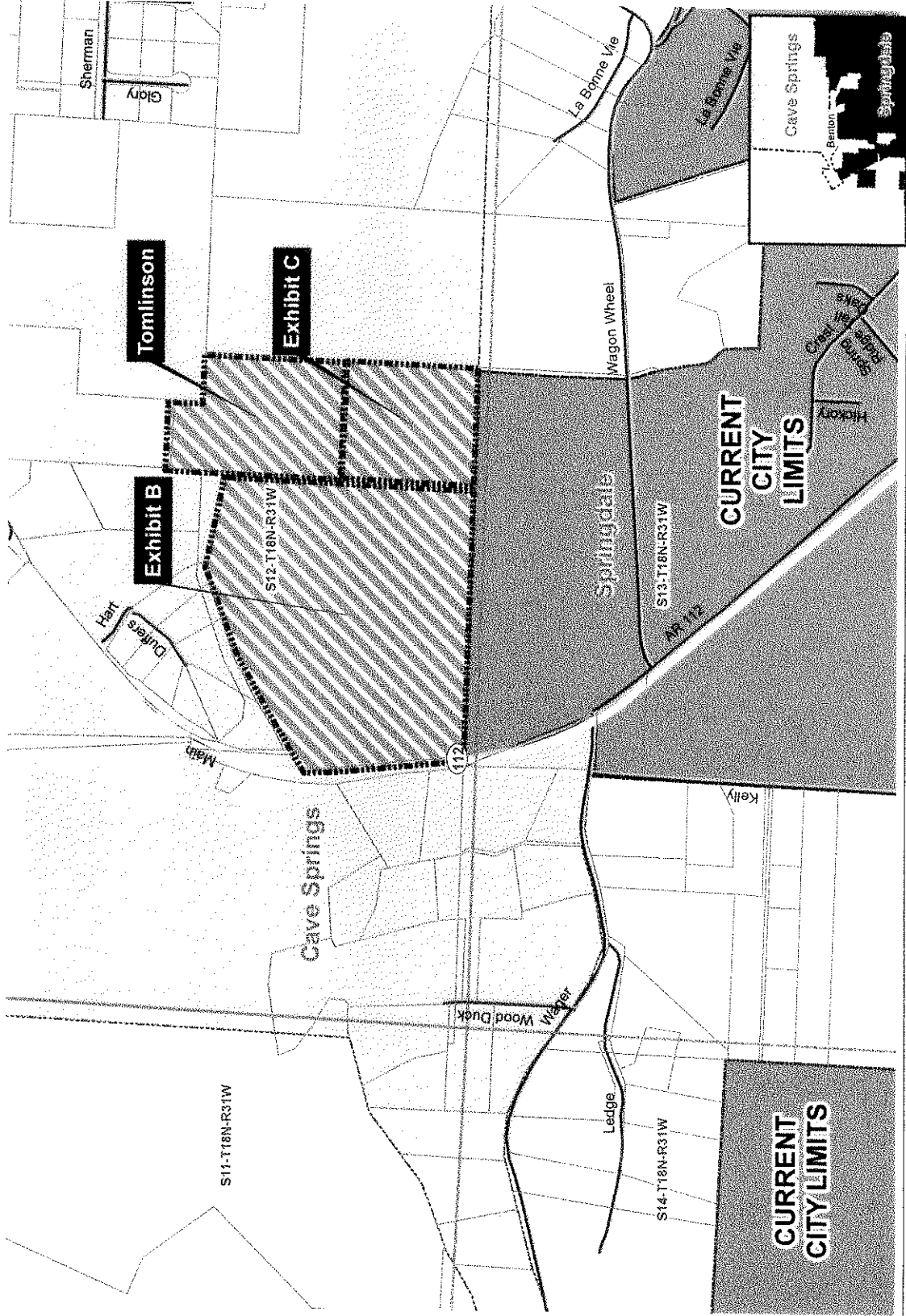
Attachments:
GIS Office Map of Proposed Annexation
Legal Description
Secretary of State Municipal Change Checklist

H:\City_Annexations\Cities\Springdale\20200103\Doc\20200103_Springdale_Annexation_Coordination_Letter.docx



Proposed Annex - Detach from Cave Springs w/annex into Springdale: City of Springdale
January 2020

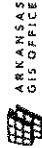
City: Springdale
Mayor: Doug Sprouse



Arkansas Code 14-40-101:
Before an entity undertakes an annexation, consolidation or detachment, proceeding under this chapter, the entity shall coordinate with the Arkansas Geographic Information Systems Office for preparation of legal descriptions and digital mapping for the relevant annexation, consolidation, and detachment areas.
The map contained herein, is evidence, the entity has met requirements of Act 914 of 2015

- Parcels
- Proposed Annex
- Sections
- Highway
- Mine Road
- Existing City
- Neighboring City
- County Boundary

0 0.0278.055 0.11
Miles



H:\City_Annexations\Cities\Springdale\2020-103

EXHIBIT "B"
Parcel No. 18-08358-000

FILED

2019 MAR -5 AM 9:21

BETSY HANSELL
CO & PROBATE CLERK
BENTON COUNTY AR

A part of the SW 1/4 of Section 12, and a part of the NW 1/4 of Section 13, all in Township 18 North, Range 31 West, Benton County, Arkansas, described as follows: Beginning at the N 1/4 Corner of said Section 13; thence N 0°00' E, 1198.8 feet to a point in the middle of Spring Creek; thence along the approximate centerline of said stream by the following courses; N 80°30' W, 440 feet; thence S 67°30' W 440 feet; thence S 59°10' W, 310 feet; thence S 57°10' W, 200 feet; thence S 57°30' W, 145.5 feet to the point of intersection with Highway 112 bridge; thence by the following courses, along the centerline of said Highway; Southerly with centerline of said bridge, (by Long Chord) S 4°31' E, 146.8 feet; thence S 8°21' E, 561.1 feet; thence South-easterly along a curve with average radius of approx. 1637 feet, and a Long Chord of S 24°05'40" E, 881.4 feet; thence S 42°13' E, 193.6 feet; thence along the centerline of a County Road by the following courses, N 62°44' E, 100.2 feet; thence N 78°34'30" E, 81.0 feet; thence N 83°54' E 649.7 feet; thence leaving said centerline, N 0°00' E, 761.0 feet to the POINT OF BEGINNING.

Subject to ROW for County Road, Highway 112 and a Water Distribution Line.

LESS AND EXCEPT: All such lands South of the Section 12/
Section 13 Section line.

FILED

2019 MAR -5 AM 9:21

EXHIBIT "C"

Parcel No. 18-08354-000

BETSY HARRIS
CO & PROBATE CLERK
BENTON COUNTY, AR

Part of the Southwest Quarter of the Southeast Quarter of Section (12) and part of the Northwest Quarter of the Northeast Quarter of Section 13 all in Township Eighteen (18) North of the Range Thirty-One (31) West, being more particularly described as follows;

Beginning at the Southeast corner of the West Half of the Northwest Quarter of the Northeast Quarter of said Section 13, thence East, 80 feet; thence North - 141 feet to the spring; thence following the spring branch North $37 \frac{1}{2}$ degrees West - 158 feet; thence North $6 \frac{1}{2}$ degrees West - 187 feet; thence North $17 \frac{1}{2}$ degrees West - 185 feet; thence North 6 degrees West - 155 feet to an elm tree in ditch; thence North - 1,225 feet; thence West - 565 feet to the West line of the Southwest Quarter of the Southeast Quarter of said Section 12; thence South - 1,965 feet to the Southwest corner of the Northwest Quarter of the Northeast Quarter of said Section 13; thence in East - 660 feet to the point of beginning; Containing 27.3 acres more or less in Benton County, Arkansas

Also subject to a 25 foot easement of equal and uniform width, the centerline of said access easement being described as beginning a point South - 2055 feet, and East - 220 feet, of the Northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 12, said point being in the center of Wagon Wheel Road, thence along said access centerline North - 1380 feet to the North line of the above described 27.3 acre tract, and at the end of said access easement

LESS AND EXCEPT: All such lands South of the Section 12/Section 13 Section line.

when recorded, please return this deed and tax
statements to:

Lawrence V Tomlinson
69 Gilford Road
Hingham MA 02043

2006 10019

Recorded in the Above

Deed Book & Page

02-23-2006 02:30:30 PM

Brenda DeShields-Circuit Clerk
Benton County, AR

Book/Pg: 2006/10019

Term/Cashier: CIRCLK04 / white

Tran: 3899.116613.325034

Recorded: 02-23-2006 14:30:42

DFE Deed

REC Recordins Fee

Total Fees: \$ 11.00

11.00

0.00

For recorder's use only

(Corrective*)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on January, 2006, between Maxie W Tomlinson ("Grantor") whose address is 9115 West Wagon Wheel Road and Lawrence V. Tomlinson ("Grantee") whose address is 69 Gilford Road Hingham Massachusetts 02043.

FOR A VALUABLE CONSIDERATION, in the amount of One DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS to Grantee, all right, title, interest and claim to the plot, piece or parcel of land, with all the buildings, appurtenances and improvements thereon, if any, in County of Benton, State of Arkansas described as follows:

Part of the West Half of the Southeast Quarter of Section (12) In Township Eighteen (18) North of the Range Thirty-One (31) West, being more particularly described as follows;

Beginning at the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 12, thence North, 165 feet; thence East - 330 feet; thence South 165 feet to South line of the Northwest Quarter of the Southeast Quarter of said Section 12; thence East - 235 feet; thence South - 675 feet; thence West - 565 feet to the West line of the Southwest Quarter, of the Southeast Quarter of said Section 12; thence North - 675 feet to the point of beginning. Containing 10.0 acres more or less in Benton County Arkansas

Also subject to a 25 foot easement of equal and uniform width, the centerline of said access easement being described as beginning a point South - 2055 feet, and East - 220 feet, of the Northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 12, said point being in the center of Wagon Wheel Road, thence along said access centerline North - 1380 feet to the South line of the above described 10 acre tract, and at the end of said access easement

2006 10020
Recorded in the Above
Deed Book & Page
02-23-2006 02:30:30 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

Being part of said premises conveyed by Daniel W Tomlinson to Grantor and Grantee by
Warranty Deed dated June 21, 1971 in Book 428 page 491

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions,
reservations and restrictions of record.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above
described property unto Grantee, Grantee's heirs, successors and/or assigns forever; so
that neither Grantor nor Grantor's heirs, successors and/or assigns shall have claim or
demand any right or title to the property described above, or any of the buildings,
appurtenances and improvements thereon.

*This Deed has been modified to reflect correct legal description per Deed filed on
12/28/05 Book/Pg. 2005/71265
IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on January , 2006.

Maxie W. Tomlinson
Maxie W Tomlinson

Signed in my presence:

Melinda Baker
(Witness Signature)

Print Name: MELINDA BAKER

Signed in my presence:

Henry A. Taylor
(Witness Signature)

Print Name: HENRY A. TAYLOR

State of Arkansas } ss.
County of Benton }

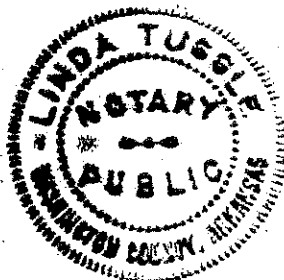
On January 6th, 2006 before me, Linda Tuggle
personally appeared Maxie W. Tomlinson personally known to me (or proved to me on
the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or
the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Linda Tuggle
Signature of Notary Public

Linda Tuggle
Printed Name of Notary

My commission expires
7-16-2015

NOTARY SEAL



Benton County, AR
I certify this instrument was filed on
02-23-2006 02:30:30 PM
and recorded in Deed Book
2006 at pages 10019 - 10020
Brenda DeShields-Circuit Clerk



Arkansas Secretary of State

John Thurston

Arkansas Secretary of State, 500 Woodlane Ave, Little Rock, AR 72201-1094

Municipal Boundary Change Checklist

Act 655 of 2017 and A.C.A. §14-40-103

County: _____ City/Town: _____

City Ordinance/Resolution No: _____ Date approved: _____

County Court Case No: _____ Date Order Filed: _____

Type: _____

(Choose from the list of Arkansas Code Sections located on the back)

Date Change Effective: _____ Set by: ☐ Municipal Ordinance ☐ Emergency Clause ☐ Court ☐ Default
(Required by Act 655 of 2017)

For Circuit Court Challenge: Date Order Filed: _____ ☐ Upheld ☐ Overturned ☐ Other (attach explanation)

Please indicate which ward(s) the territory will be assigned to: _____

(See A.C.A. § 14-40-203)

Initiating party:

☐ All Landowners ☐ Majority Landowners ☐ Municipal Governing Body ☐ State ☐ Other _____

Supporting Documentation attached (check all that apply):

- ☐ File marked copy of City Ordinance/Resolution (required)
- ☐ File marked copy of County Court Order or certified annexation election results (required except for A.C.A. §14-40-501)
- ☐ Copy of Arkansas GIS approved printed map and certification letter (required)
- ☐ Proof of Publication for all Legal Notices (include Hearing, Election, and City Ordinance/Resolution notices)
- ☐ File marked copy of Petition Part (if applicable)
- ☐ File marked copy of Complaint and final Circuit Court Order (Court Challenge only)

Municipal Contact:

Name: _____ Title: _____

Street Address: _____

City: _____ St: _____ Zip code: _____

Complete one form per ordinance/resolution, attach it as a cover page to the supporting document set and submit to the County Clerk's Office within 45 days of the Effective Date as required by Act 655 of 2017

County Official:

Signature: _____ Title: _____

Date: _____

Pursuant to Act 655 of 2017, County Officials must submit a file-marked copy of municipal boundary change documents within 30 days of receipt to: Arkansas Secretary of State, Attn: Municipal Boundary Filing, 500 Woodlane Ave Suite 256, Little Rock, AR 72201-1094

Office of the Arkansas Secretary of State use only

Received by: _____

Municipal Annexation, Detachment, and Incorporation Reference

- Annexation of Territories Contiguous to County Seat A.C.A §14-40-201
- Annexation of Territories in another Judicial District (multiple county seats) A.C.A. §14-40-202
- Annexation of City Park or Airport (automatic) A.C.A §14-40-204
- Annexation of building on boundary of two municipalities (written notice) A.C.A. §14-40-207
- Annexation by Election (contiguous land) A.C.A. §14-40-302
- Annexation of land in adjoining County A.C.A §14-40-401
- Annexation of surrounded unincorporated area (island/doughnut holes) by ordinance A.C.A. §14-40-501
- Annexation by Petition of majority of Landowners A.C.A. §14-40-602
- Annexation by Petition of all Landowners A.C.A §14-40-609
- Consolidation of two municipalities by Election A.C.A §14-40-1201
- Annexation with Detachment from another municipality at landowner request A.C.A §14-40-2001
- Annexation with Detachment from adjoining city at city request A.C.A §14-40-2101
- Detachment of Land annexed by petition under §14-40-601 A.C.A §14-40-608
- Detachment of municipal lands back to County by election A.C.A. §14-40-1801
- Detachment of unsuitable land by municipal resolution A.C.A §14-40-1901
- Incorporation by direct petition of landowners A.C.A §14-38-101
- Incorporation by petition for special election A.C.A §14-38-115
- Surrender of Charter (Disincorporation) by second class city A.C.A §14-39-101

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE ACQUISITION OF
305 N. MAIN STREET, SPRINGDALE, ARKANSAS**

WHEREAS, the Shiloh Museum needs additional property to expand, and

WHEREAS, the duplex at 305 N. Main has been offered for sale and appraised for \$195,000, and;

WHEREAS, the Museum Director and Mayor recommend the purchase of this property.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL
FOR THE CITY OF SPRINGDALE, ARKANSAS,** that

Section 1. The City Council hereby authorizes the acquisition of the property located at 305 North Main for \$195,000.

Section 2. The costs of these acquisitions shall be paid from the proceeds from the sale of two City owned properties on Spring Street.

PASSED AND APPROVED this 14th day of January, 2020

ATTEST:

Doug Sprouse, Mayor

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney